



Flats 1, 2 and 3 Todhead Lighthouse

KINNEFF, MONTROSE, DD10 0TH



THE LOCATION

KINNEFF

Todhead Lighthouse sits on the coastline between Montrose and Stonehaven, close to Kineff and just North of Inverbervie. The schools in the area are great with both Kinneff and Bervie Primary close by. The location is in the catchment area of the sought after and well regarded Mearns Academy with private schooling at Lathallan, Johnshaven.

Inverbervie, often more simply known as Bervie, lies on a raised beach behind Bervie Bay, just to the south of where the River Bervie flows into the North Sea. It was already well established as a fishing settlement in 1341 when King David II and Queen Johanna were forced by bad weather to land just north of here on their way back to Scotland from exile in France. This location simply oozes history and it is interesting to note that over a period a grand total of seven mansions or castles were built within three miles of the village. Bervie Bay is a curving pebble beach, built into steeply descending terraces by the vigorous action of the surf. The main focus of the village is King Street, home to most of the shops and to the Bervie Parish Church. Towards its northern end is the Market Square, where you find a Mercat Cross dating back to 1737.





FLATS 1, 2 & 3 TODHEAD LIGHTHOUSE

McEwan Fraser Legal is excited to offer to the market this unique portfolio. With a dramatic clifftop position adjacent to Todhead Lighthouse, It is of course a most unique site with investment potential as unique holiday homes or rental properties, or perhaps, (subject to any planning consent) conversion into one large family residence. An element of modernisation is required to fully benefit from this unique proposition. Traditional stone and brick construction roughcast and painted externally with flat roof, Todhead Keepers flats stand out on the landscape. The property was originally built around 1897 for the purpose of housing the Lighthouse Keepers. The lighthouse no longer serves its purpose and is now a residence, not included with this property.

There are three properties within the building, one known as Principal Keepers House on the ground floor, one as Keepers House and the other as Occasional's House. The first two comprise three bedrooms, together with a living room, kitchen and bathroom. Occasional's House is one bedroom with kitchen, living room and bathroom. In addition, there is a substantial wash-house and various stores. As well as garden

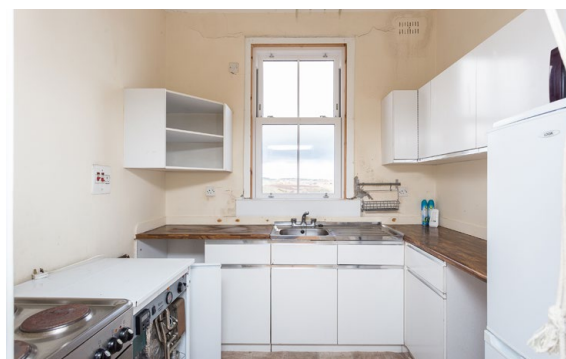
grounds surrounding the property there are a number of outbuildings and there is cliff land of approximately 2.5 acres, including a small island. The views looking up and down the coast, including as far as Catterline Bay, are spectacular.

The subjects comprise a First Floor Flat, left, within a two-storey former Lighthouse Keeper's building. Entrance Hall, Living Room, Kitchen, Three Bedrooms and Bathroom with WC. 84 sq m approximately.

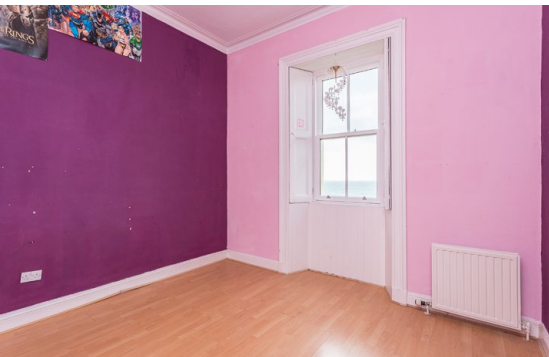
First floor, Right: Entrance Hall, Living Room, Bedroom, Kitchen and Bathroom with WC. 45 sq m approximately.

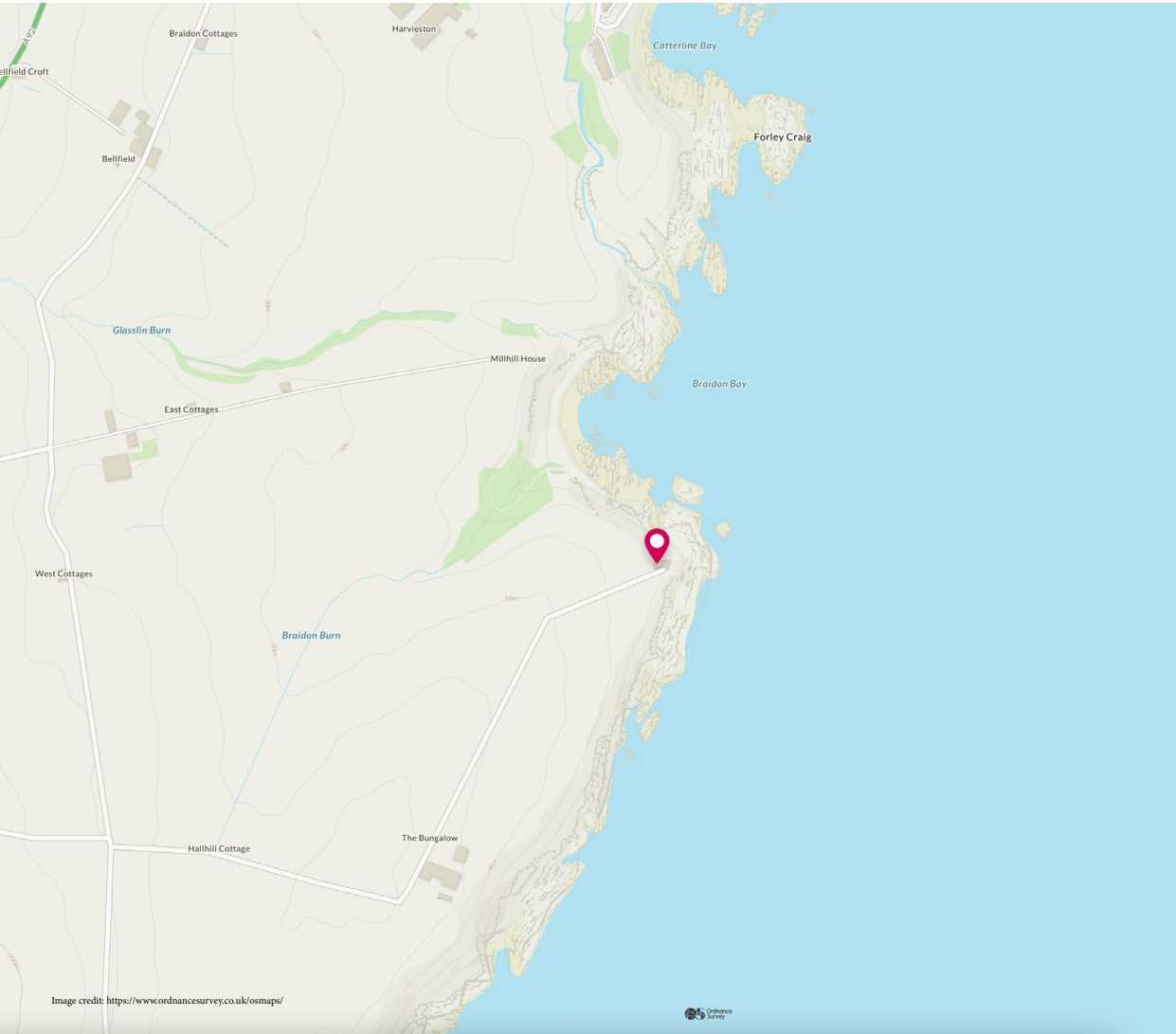
Ground Floor Flat: Entrance Hall, Livingroom, Kitchen, Three Bedrooms and Bathroom with W.C. 84 sq m approximately.

In addition, there are outbuildings and a substantial store/washroom area at the ground floor of the building. Surrounded by properties principally agricultural in nature with outstanding views in all directions, all amenities can be found within the nearby town of Stonehaven.









Approximate Dimensions
(Taken from the widest point)

FLAT 1	
Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	2.30m (7'7") x 2.00m (6'7")
Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 3.70m (12'2")
Bedroom 3	3.70m (12'2") x 3.40m (11'2")
Bathroom	3.30m (10'10") x 1.50m (4'11")

Gross internal floor area (m²): 84m²
EPC Rating: E

FLAT 2	
Lounge	5.00m (16'5") x 3.20m (10'6")
Kitchen	2.50m (8'3") x 2.10m (6'11")
Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bedroom 3	3.70m (12'2") x 3.70m (12'2")
Bathroom	3.20m (10'6") x 1.60m (5'3")

Gross internal floor area (m²): 84m²
EPC Rating: F

FLAT 3	
Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	2.50m (8'2") x 2.20m (7'3")
Bedroom	3.20m (10'6") x 3.20m (10'6")
Bathroom	3.30m (10'10") x 1.50m (4'11")

Gross internal floor area (m²): 45m²
EPC Rating: F

Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP





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