




McEwan Fraser Legal
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Plot at North Greenford

MONIKIE, ANGUS, DD5 3QG

There are various primary schools located in the area, they are Monikie Primary School, a primary school in Newbigging, Seaview Primary School in Monifieth and Grange Primary School. They are all accessed via buses that drive through the village and stop close by to the house. The secondary school is Monifieth High School with quite a lot of children from Monikie also going to Carnoustie High School. There are free school buses which run right by this property to Monikie Primary School and Carnoustie High School.

Monikie Country Park is literally on the doorstep

offering opportunities for nice walks and enjoying the wildlife. Many activities can be enjoyed here including kayaking, canoeing, sailing, windsurfing, high and low ropes course. Monikie Angling Club also provides fly fishing for stocked rainbow and brown trout at both Monikie and Crombie Country Park further up the road.

For the sporting enthusiast, Dawson Park boasts a number of fields and facilities, it has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities. Broughty Ferry is also home to two bowling clubs,

Broughty BC and Broughty Castle, and there are two tennis clubs. There are many attractive trails and coastal walks in and around the area.

Approximately 1 acre sized plot with outline planning permission approved for a 3 bedroom dwelling. No further plans are available currently and an architect will need to be instructed to assist any buyer with the build. There will be an access road to the right of the plot down the side of the trees for access. I don't believe there are any services in place yet.



Image credit: <https://www.google.co.uk/maps>



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