




McEwan Fraser Legal

Solicitors & Estate Agents

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Little Blackhall

MENMUIR, BRECHIN, ANGUS, DD9 7RJ

BRECHIN, ANGUS



Little Blackhall is situated on the edge of the small hamlet of Kirkton of Menmuir within its own policies and grounds, and has lovely views to the South.

It is a most attractive area, comprising rolling farmland, whilst to the North lie the Angus Glens, and to the South is Strathmore. The property is ideally situated for those who wish to enjoy the range of outdoor pursuits offered in Angus. Salmon and sea trout fishing is available on the nearby North and South Esks or the West Water. The Angus glens also offer some of the best hill-walking in Eastern Scotland and ski-ing is available at Glenshee. From Edzell the scenic Cairn O' Mounth route gives access to Deeside. Golf courses in the area include Edzell and Brechin, with championship courses at Carnoustie and Rosemount (Blairgowrie). There are pleasant sandy beaches at Lunan Bay and at St Cyrus.

The nearby towns of Forfar, Brechin and Kirriemuir provide a range of shopping, leisure and business facilities, together with secondary schooling. Primary schooling is found at Lethnot, Tannadice and Brechin. Private schooling is available at Lathallan (Johnshaven) and the High School of Dundee.

Despite its rural location Little Blackhall is not remote. The A90 is easily reached and links Aberdeen with Dundee to Perth. At Perth it connects with the M90 to Edinburgh and the A9 West to Stirling and Glasgow. Both Aberdeen and Dundee are easily reached and offer all the services expected of major cities. There are railway stations at Montrose and Laurencekirk on the East coast mainline with regular services to Aberdeen and the South, including a sleeper to London. Aberdeen Airport provides a range of domestic and European flights and there is a service from Dundee to London Stansted.



LITTLE BLACKHALL, MENMUIR



LOUNGE AND SNUG

KITCHEN



Part Exchange available. We are delighted to offer this individual and nicely located, three double bedroom detached cottage, set in a quiet rural location, but still within a short drive to Brechin and Forfar.

Approach the property through the front door into the vestibule which leads into the two-piece cloakroom and large living room with additional storage cupboards and access to all parts of the cottage, finished off with wood flooring and of generous size. Walk from here into the kitchen/ dining room finished off with a comprehensive range of 'cottage-style' eye and base level units with sink unit and appliance space for a dishwasher, oven and upright fridge/freezer. There is space for a large table and chairs and further space for furniture with access to the rear garden and snug. The room is finished off with downlight's and laminated wood flooring. The snug is

accessed from here and enjoys a dual aspect with wood burner, fire place and access to the garden. There are three bedrooms all doubles and all with rear aspects and fitted wardrobes. The family modern three-piece bathroom suite enjoys a large corner shower and additional storage with a wet wall finish.

Outside to the front is a large shingled driveway with ample off street parking and access to the attached garage with metal up and over door and light and power. There is a gate to one side allowing access to the other gardens. The side garden is laid to lawn and leads round to the rear garden which is made up of lawn and landscaping. A pathway leads around the cottage to a patio area which is positioned outside the kitchen and snug. The garden is enclosed by fencing and mature conifers and enjoys views to the front, side and rear over countryside and woodland.



BEDROOMS AND BATHROOM

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.0m (16'4") x 4.5m (14'7")
Snug	5.2m (17'1") x 5.0m (16'4")
Kitchen	5.0m (16'4") x 4.4m (14'4")
Bedroom 1	4.5m (14'7") x 2.9m (9'5")
Bedroom 2	4.5m (14'7") x 2.4m (7'9")
Bedroom 3	3.5m (11'5") x 3.5m (11'5")
WC	1.51m (4'11") x 1.41m (4'7")
Shower Room	3.50m (11'6") x 2.30m (7'7")

Gross internal floor area (m²) - 136m²

EPC Rating - E

Extras
(Included in the sale)

Floor coverings, wood burner and blinds are included within the sale. Other furniture and appliances might be available directly with the client.

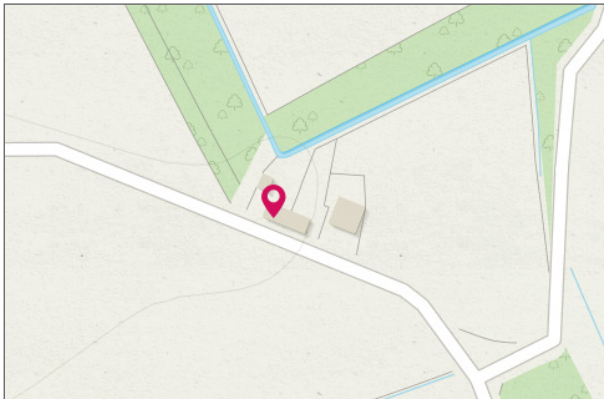
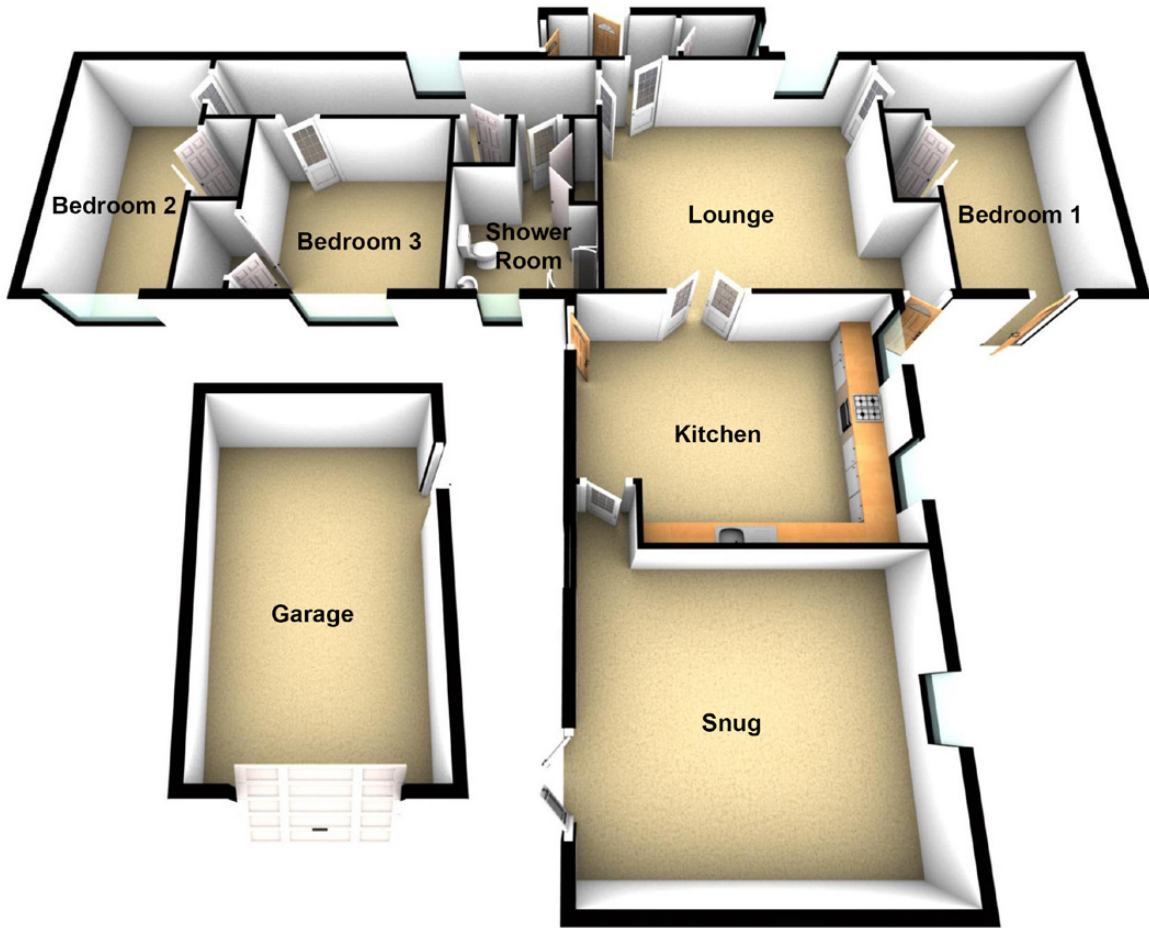


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Part
Exchange
Available



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