





Lark Cottage

Balgavies is a beautiful small hamlet on the outskirts of Forfar, approx. nine miles from Arbroath train station and twelve to Carnoustie with its excellent golfing facilities. Just over two miles away is Letham village offering a post

office, grocery stores, pubs, primary school and a variety of useful businesses. The doctor's surgery is three miles away in Friockhiem. Balgavies Loch, a wildlife sanctuary, is within walking distance.



"...the living room enjoys a south facing aspect with stunning views over fields and hillsides..."



McEwan Fraser Legal are delighted to offer this beautiful detached cottage set in a quiet and secluded location offering fantastic views all around. This cottage would make a lovely holiday home for a quiet retreat and is finished off to a high quality by the current owners. A driveway is located to the side with off street parking for two vehicles.

The property can be approached via the kitchen or main front door. The entrance hall offers access to all rooms and houses a discreet fuse box. The living room enjoys a South facing aspect with stunning views over fields and hillsides, a small inglenook fireplace with open fire, built in

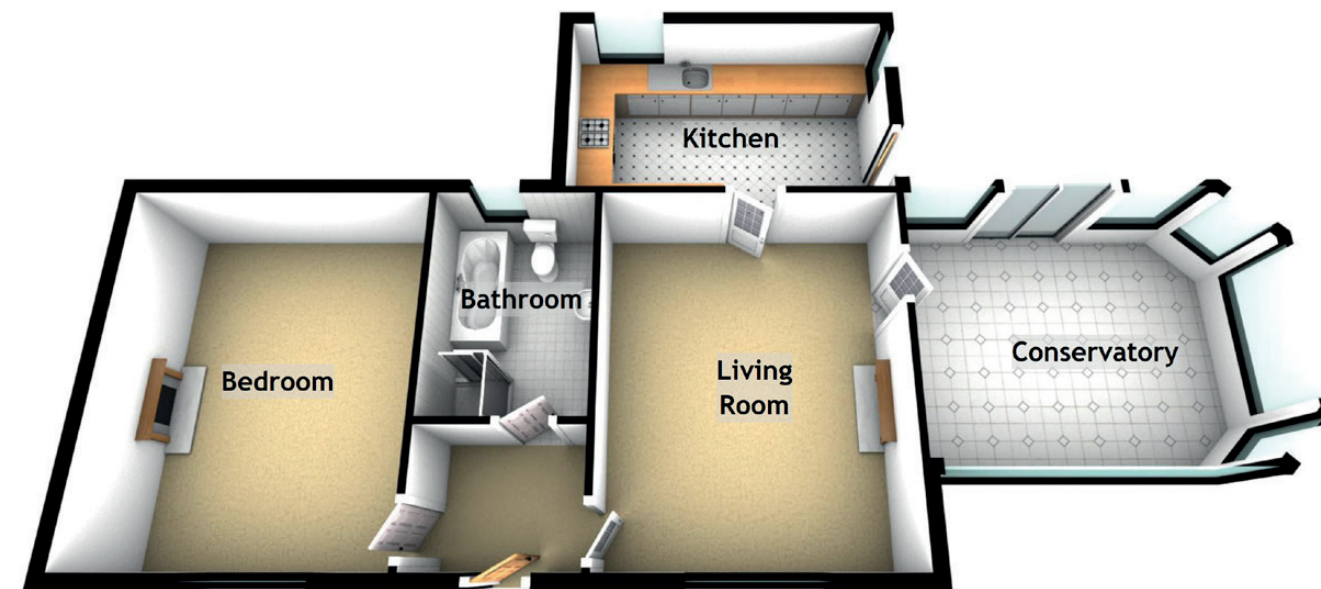
display shelves and access to the kitchen and conservatory. The double glazed, covered roof conservatory has been skillfully completed and is suitable to be used as an additional second reception or bedroom and has access to the garden through patio doors. The kitchen has been updated in Shaker style with ample eye and base units, display cupboard, roll top work surfaces and stainless steel sink with drainer and mixer taps. There is an electric fitted oven with a four ring gas hob and extractor fan above. There is an upright fridge freezer and space/plumbing for a washing machine. Double aspect windows and stable door to garden. The spacious master bedroom enjoys

lovely views, decorative fireplace and ample space for furniture. The family four-piece bathroom suite includes a lion claw roll top bath with telephone style handheld shower attachment and spacious shower cubicle.

Outside, the garden is truly breathtaking and stocked with an abundance of herbaceous perennials and shrubs with a lot of care and money having been spent producing this unique and colourful space.

The property also has the added benefit from mains gas central heating.





Bathroom & Bedroom



Approximate Dimensions
(Taken from the widest point)

Living Room	4.80m (15'9") x 3.90m (12'10")
Kitchen	4.40m (14'5") x 2.60m (8'6")
Conservatory	4.80m (15'9") x 3.50m (11'5")
Bedroom	4.80m (15'9") x 3.90m (12'10")
Bathroom	3.00m (9'10") x 2.10m (6'11")

Gross internal floor area (m²)

76m²

EPC Rating

D

Extras
(Included in the sale)

Fitted appliances are included within the sale with floor coverings and plants in the garden excluding potted plants and flowers.

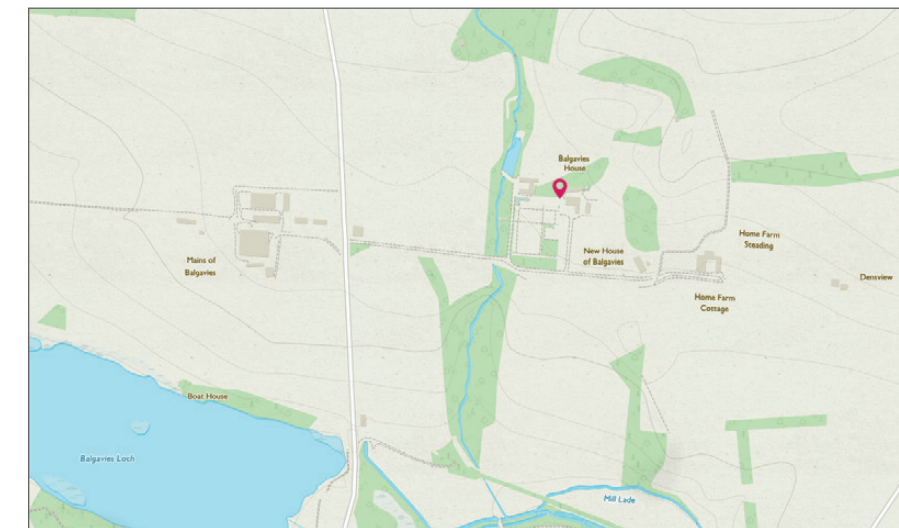


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