



Easterburn

MENMUIR, BRECHIN, ANGUS, DD9 7RN


McEwan Fraser Legal
Solicitors & Estate Agents

Brechin

Easterburn is situated on the edge of the small hamlet of Kirkton of Menmuir within its own policies and grounds, and with 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' Mount 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.

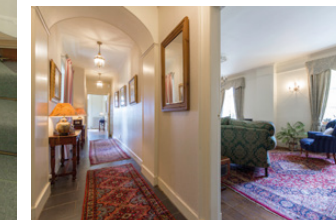
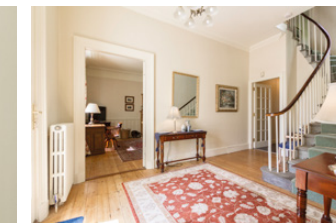
The nearby towns of Forfar, Brechin and Kirriemuir provide a range of shopping, leisure and business facilities, together with secondary schooling. Primary schooling is found at Lethnot, Tannadice and Brechin. Private schooling is available at Lathallan (Johnshaven) and the High School of Dundee.

Despite its rural location Easterburn 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.





Major part of former manse with 4/5 bedrooms and 4 bathrooms set within 4 acres of land



Easterburn

Part Exchange available! Easterburn is an most attractive two storey house, facing south with good views. From *The Buildings of Dundee and Angus*, by John Gifford (Yale University Press, 2012) we learn that the original north wing dates from 1798-9 (there is a date stone of 1799 facing out towards the garden), whilst the south facing wing was added in 1826.

The house was built as the manse, and as such retains much of its period character and features, including panelled doors and cornicings. The house was sold by the Church of Scotland in the 1950s. It was acquired by the sellers in 2007, only the

third owners since the Church.

Walk in via the double front doors into a spacious entrance hall with large storage cupboard and stone stairs to first floor. This hallway provides access to all ground floor accommodation.

The drawing room is a large spacious room with dual aspect windows and open fire with decorative surround and hearth.

Next door is the grand family room with high ceilings and measuring in excess of 23 foot long with window overlooking garden and doors leading out onto it.

The fully fitted kitchen has Sheriton buttermilk wooden wall and floor units with wooden worktops, tiled splashbacks and incorporating a SMEG double oven range cooker with five gas hobs, extractor fan, Belfast sink and central island unit. In addition there is a shelved display alcove, shelved cupboard, spotlights and tiled floor. The useful porch acting as a utility area now with sink, space for washing machine and cupboard with cloakroom accessed from here finished in a white two-piece suite. Completing the accommodation downstairs is bedroom 2 with a dual aspect overlooking side and front gardens with an en-suite modern three-piece shower room suite.



*The large, spacious
drawing room with
dual aspect windows*





The grand family room with high ceilings

First floor - The master bedroom suite is a grand room which runs the depth of the manse and offers a large bedroom with walkway through to a spacious dressing room with access to the the six-piece bathroom en-suite with separate shower and bath. The dressing area could easily be converted into another bedroom offering 5 in total. Bedroom three is a double in size with a rear aspect and storage cupboard adjacent with a three-piece bathroom suite accessed from the inner hallway. Bedroom 4 is also a double with a walk in

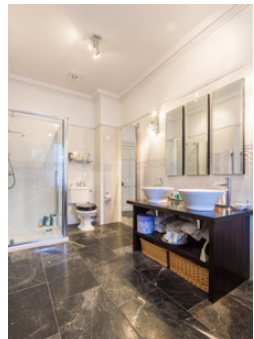
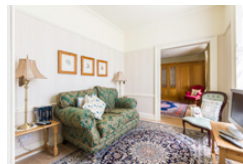
wardrobe/dressing room and access to a three piece bathroom suite.

One of the many lovely features of Easterburn is the attractive and sheltered walled garden, which lies to the west of the house. This has shrub borders with spring bulbs, lawns and a central sundial. A paved terrace with a pond and a fountain is next to the house and is an ideal seating and entertaining area. Balustraded steps lead from the terrace down to the garden.

In front of the house are a lawn and a small area of woodland. Beyond is the paddock. Lying to the east is the tennis court. The overall plot is approximately 4 acres which includes the paddocks.

The property is listed as a category B and has mains water, electricity and private drainage, oil fired central heating and bottled gas supply for cooker.

MASTER SUITE

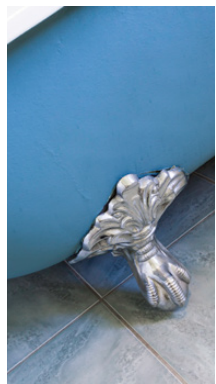




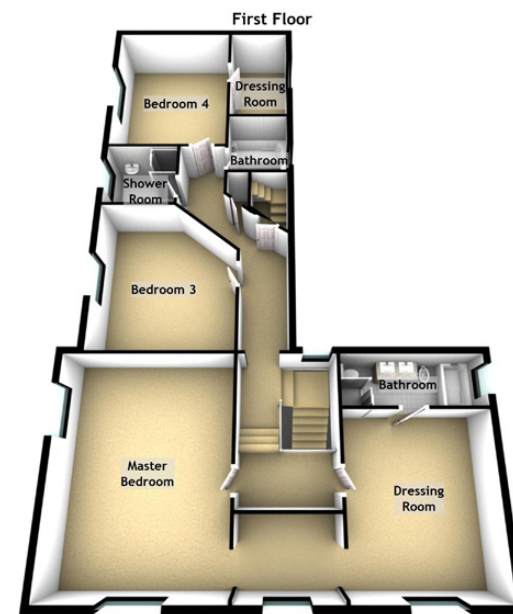
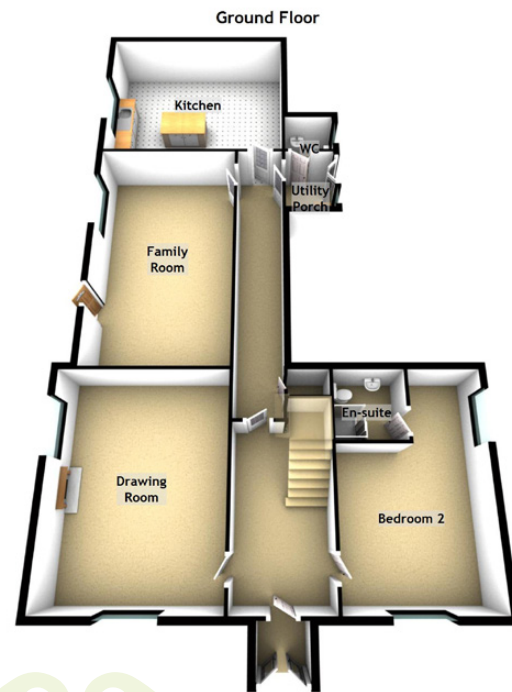
BEDROOM TWO



BEDROOM FOUR



*Family
bathroom &
two shower
rooms*



Approximate Dimensions
(Taken from the widest point)

Kitchen	5.60m (18'4") x 4.46m (14'8")
Drawing Room	6.05m (19'10") x 4.63m (15'2")
Dining Room	7.06m (23'2") x 4.13m (13'7")
Master Bedroom	6.10m (20') x 4.66m (15'3")
Master Dressing Room	4.59m (15'1") x 3.88m (12'9")
Bedroom 2	6.05m (19'10") x 3.93m (12'11")
Bedroom 3	4.54m (14'11") x 4.10m (13'5")
Bedroom 4	4.46m (14'8") x 3.66m (12')
Dressing Room	3.31m (10'10") x 1.84m (6')

Gross Internal Floor Area (m²)
292m²

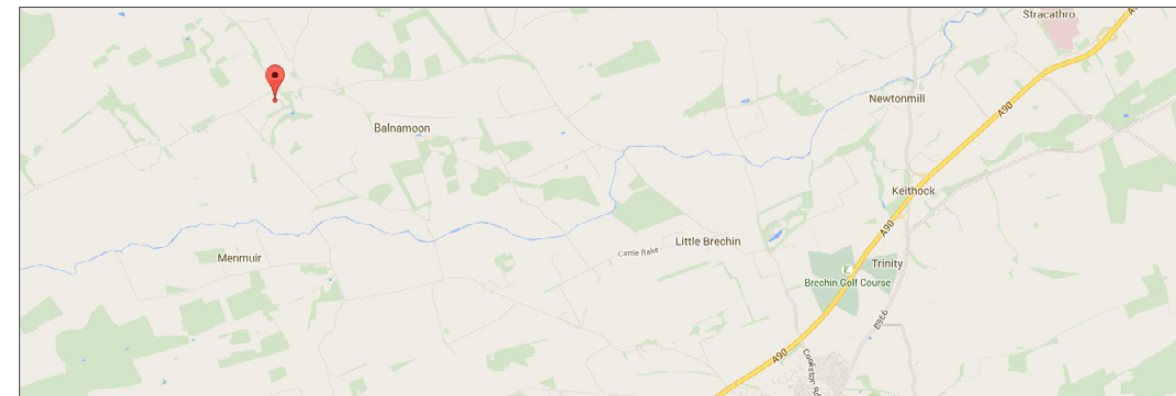
Extras
(Included in the sale)

Window blind in the kitchen, light fittings and the fitted stair carpet are included within the sale.

DIRECTIONS

From the A90 (Dundee to Aberdeen dual carriageway) about 2 miles south of Brechin and 3 miles north of Finavon, turn onto the road signposted to Careston. After some 3.5 miles turn right and after 0.5 miles, on entering Kirkton of Menmuir turn right, and continue down past the church to the house.

Alternatively from Brechin take the road signposted to Kirkton of Menmuir and Little Brechin. Proceed through Little Brechin following signs for Menmuir. In Kirkton of Menmuir turn left.






McEwan Fraser Legal
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**Part
Exchange
Available**



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