



Delightful four bedroom detached cottage

Panoramic views to the front with double garage

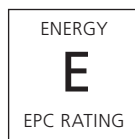
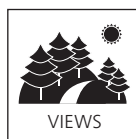
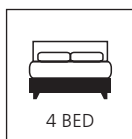


Sarah's Cottage

Tigerton of Menmuir, Brechin, Angus, DD9 7RL



Scan Here!





Sarah's Cottage is an impressive country cottage within easy access for commuters to Aberdeen and Dundee, just off the A90.

Situated just outside the beautiful conservation village of Edzell, this property has a unique feel with much to offer a short distance away. Primary/nursery school, Brechin High School, Jock Neish Scout Centre, local brownie group at the Church Hall, a

village play park and school football pitch make this a very family friendly area with a great community feel.

The house itself has commanding views over the surrounding countryside and a short drive to the river South Esk, one of Scotland's premier salmon rivers, flows through the village. For keen golfers, fishers, walkers and mountain bikers this outstanding family home is truly situated in a wonderful location.



Brechin Cathedral & Round Tower



Part Exchange available! we are delighted to offer this stunning four bedroom detached cottage situated near the picturesque village of Edzell with some outstanding views over the countryside.

Approach the property to the front into the hallway and walk into the impressive kitchen/dining room. Fitted with a modern range of eye and base level cupboards with marble effect work surfaces incorporating 'Belfast' style sink unit with mixer tap and drainer set into a natural wood worktop. Built in dishwasher, three oven range cooker with hob above and American fridge/freezer are included, with space for table and chairs. To the other side of the room is a utility area with space and plumbing for both washing machine and tumble dryer and spiral staircase leading to the first floor. Bedroom three is located at the end of the building and is a good double in size with front facing aspect. Moving down the hallway is the family bathroom with a modern three-piece suite with electric shower over bath. Bedroom two enjoys a rear facing aspect, electric storage heater and built in double wardrobe with hanging space and desk unit attached. The master bedroom is next door and with

the added extension now offers an en-suite shower room and dressing area with fitted wardrobes and side aspect windows. The impressive living room completes the downstairs accommodation and is the hub of the house with a grand range of front aspect windows with French doors from the open plan sun room to enjoy the views of the garden and surrounding countryside. The room enjoys as the main focal point a wood burner with wood flooring.

The spiral staircase leads you to a small landing with impressive views to the front through the Velux windows and access into the family room. From here gives access to the fourth bedroom/study with Velux windows to the front.

The garden to the front is laid to lawn with steps down and attractive flower and shrub borders. The garden is enclosed by low level wood panelled fencing to enjoy the views. The driveway next to the cottage offers off street parking for several vehicles and access to the detached double garage with electric sectional door, light and power.

Sarah's Cottage





Kitchen/Dining Area



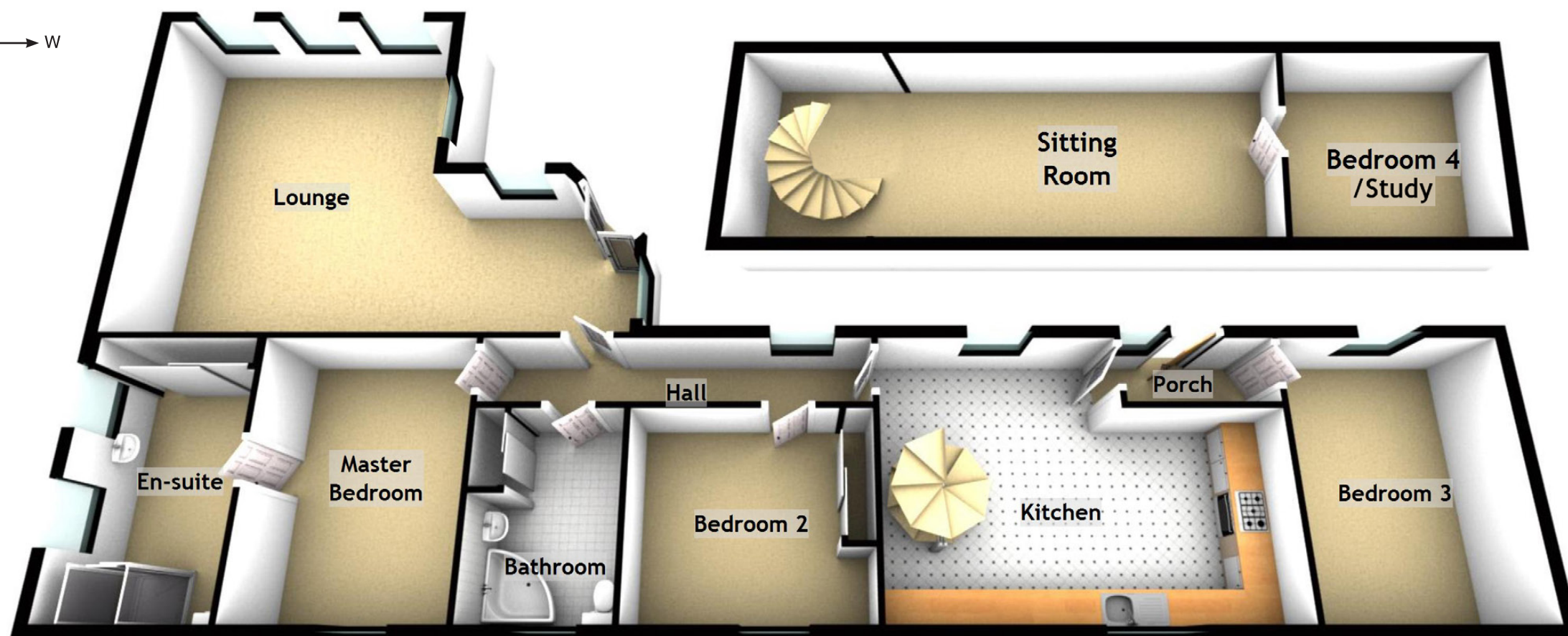
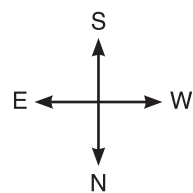


“...the master bedroom is next door and with the added extension now offers an en-suite shower room...”



Bedrooms and Bathrooms



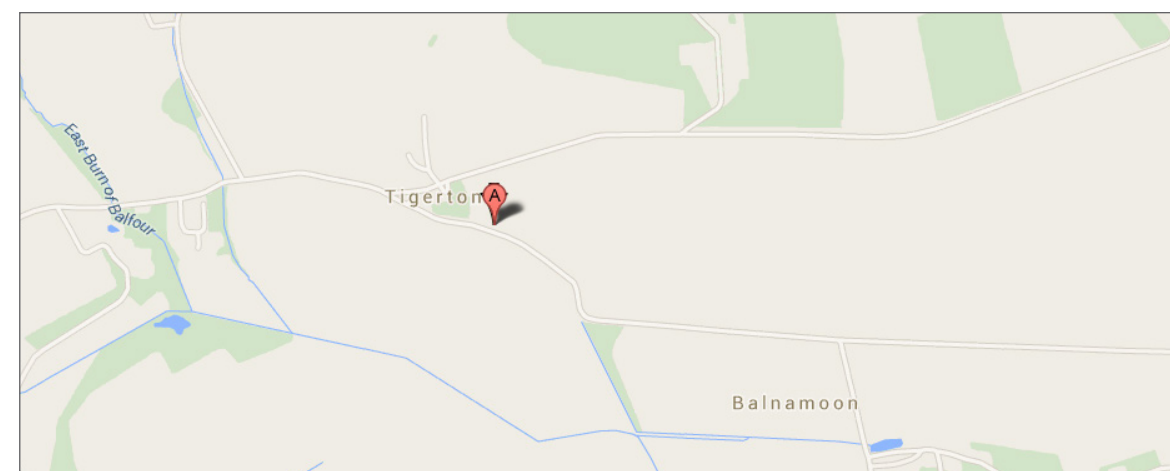


Approximate Dimensions
(Taken from the widest point)

Lounge	6.90m (22'8") x 5.60m (18'4")
Sitting Room	6.00m (19'8") x 2.90m (9'6")
Kitchen	6.00m (19'8") x 4.20m (13'9")
Master Bedroom	4.60m (15'1") x 3.20m (10'6")
En-suite	4.60m (15'1") x 2.50m (8'2")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	4.20m (13'9") x 3.30m (10'10")
Bedroom 4/Study	3.20m (10'6") x 2.90m (9'6")
Bathroom	3.10m (10'2") x 2.20m (7'3")

Extras
(Included in the sale)

Dishwasher, range cooker, American fridge/freezer and floor coverings are included within the sale.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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