

Syde Farm House

STRACATHRO, BRECHIN, ANGUS, DD9 7QB



Wonderful five bedroom executive family home with excellent commuter links



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

A unique opportunity has arisen to purchase this delightful five double-bedroom detached 1795 Georgian villa with large garden grounds set within the beautiful Parish of Stracathro, 3 to 4 miles north of Brechin. Built on a substantial plot the property is accessed down a sweeping private driveway. You can access the property through the grand entrance door, into the entrance vestibule which leads into the hallway. Doors to all rooms, turning staircase to the first floor and various periodic features are on show from the hallway.

THE LOUNGE



The formal lounge enjoys views over the front gardens with a bay window, and a feature working fire with surround and exposed floorboards. The grand dining room is located on the other side of the villa again with views to the front, and a fireplace with an open fire. The second reception room is also located on the ground floor.

THE DINING ROOM



THE LIBRARY



THE KITCHEN & UTILITY



The kitchen has been refitted by the current owners to offer ample eye and base level units, a Belfast sink unit, a recess incorporating a walk-in fridge and built-in electric AGA range cooker. The utility room has eye and base level cupboards, freezer, plumbing for a washing machine and tumble dryer with access to the downstairs shower room, a drying room, tool room, two-piece cloakroom and a personal door to the rear garden area completes the accommodation on this level.



THE OFFICE & SHOWER ROOM





The first-floor landing has a large window allowing ample light to drain into the landing with doors to all rooms. The fabulous master has panoramic views across Stracathro and lovely designed walk-in wardrobes, a bespoke en-suite continues the theme of the house. The four remaining double bedrooms offer great views, all of which have ample space for free-standing furniture. The family four-piece bathroom suite is located on this level.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5



The property offers multiple outhouses. The garden is split into different areas wrapping around the property. To the front is a terrace running the length of the house, with a large decking area to catch the evening sun. The courtyard to the side of the house enjoys the morning sun. To the rear is a garden with a lawned area, attractive flower and shrub borders, a wood storage hut and a greenhouse. A further large lawned area is accessed to the large front garden set out on split levels with steps down to the front of the property with far-fetching views over Stracathro. A large driveway allows turning and parking for numerous vehicles.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



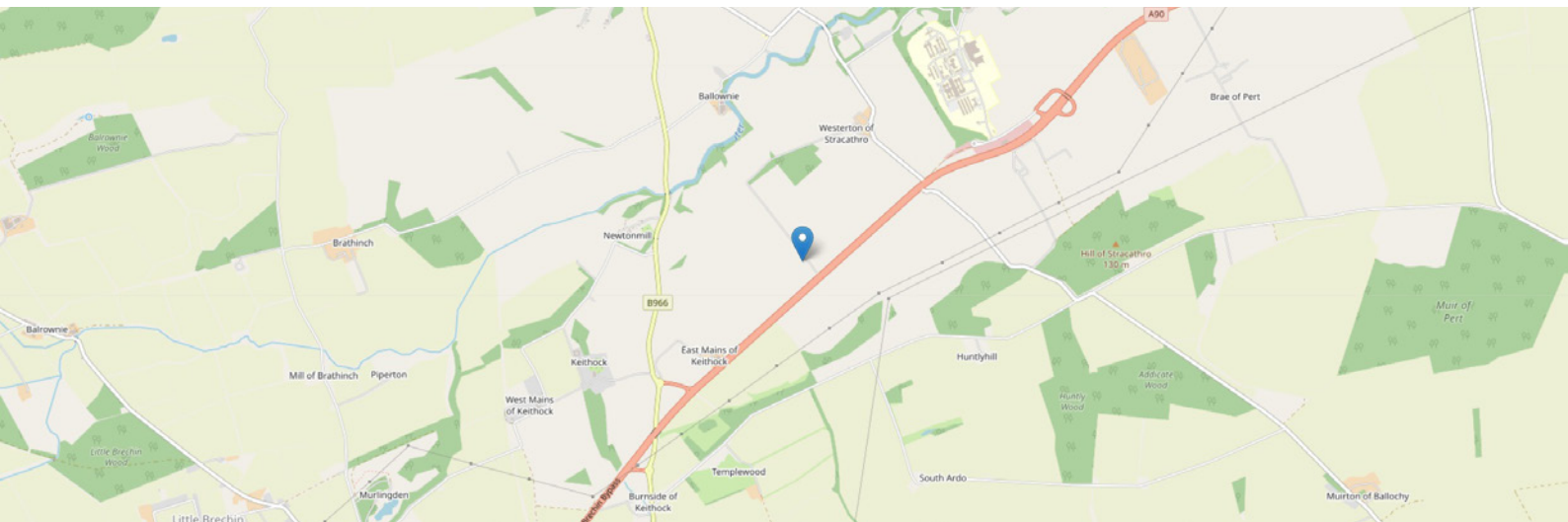
Approximate Dimensions (Taken from the widest point)

Lounge	6.37m (20'11") x 4.12m (13'6")
Dining Room	4.59m (15'1") x 4.30m (14'1")
Library	4.47m (14'8") x 3.97m (13')
Kitchen	5.43m (17'10") x 4.19m (13'9")
Utility	2.91m (9'7") x 2.88m (9'5")
Office	6.03m (19'9") x 2.01m (6'7")
Tool Room	3.77m (12'4") x 3.54m (11'7")
Drying Room	4.43m (14'6") x 3.03m (9'11")
Shower Room	2.24m (7'4") x 1.87m (6'2")
Master Bedroom	5.39m (17'8") x 4.24m (13'11")

En-suite	4.24m (13'11") x 1.70m (5'7")
Dressing Room	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	4.22m (13'10") x 3.02m (9'11")
Bedroom 3	4.22m (13'10") x 2.24m (7'4")
Bedroom 4	4.20m (13'9") x 3.15m (10'4")
Bedroom 5	3.15m (10'4") x 3.12m (10'3")
Bathroom	2.94m (9'8") x 2.00m (6'7")

Gross internal floor area (m²): 293m² | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

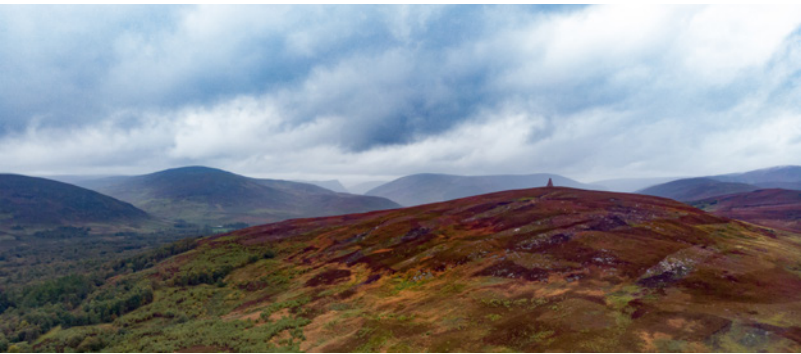
Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the South Esk River, once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction.





Originally a Pictish area, the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which incorporates a playpark and nature trail. The Caledonian Railway is also an attraction, a steam locomotive runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose.

The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling is available in the area and in the centre, there is a range of diverse shopping opportunities and a public library. The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and within easy commuting distance of both Dundee and Aberdeen either location offering airport and rail travel.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.