

The Criggie Barnhouse

ST. CYRUS, MONTROSE, ANGUS, DD10 0DU



McEwan Fraser Legal is delighted to present The Criggie Barnhouse, a luxurious new-build home crafted by one of Dundee's premier independent developers and marketed in partnership with award-winning agency McEwan Fraser Legal.

This stunning, luxurious, four-bedroom home combines quality construction with state-of-the-art design, creating a family-oriented living space with a focus on elegance, functionality, and sustainability.

Being sold off-plan giving the discerning buyer the opportunity to choose internal fixtures and fittings at an early stage.





FAMILY-CENTRIC LIVING SPACES

Designed with family life in mind, The Criggie Barnhouse features expansive open-plan living areas, including a kitchen, dining, and lounge area complete with large, double sliding patio doors. Pre-finished oak doors complement the living space with glazed vision panels, and the dining area opens seamlessly to outdoor patios, perfect for entertaining.





AWARD-WINNING KITCHEN AND UTILITY ROOM

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BEDROOMS AND BATHROOMS

This home boasts four spacious bedrooms, two of which include en-suite facilities, and two with a 'jack and Jill' en-suite, with world-renowned sanitary ware, thermostatic showers, and LED-lit vanity units. A Juliet balcony in the master bedroom offers an intimate outdoor experience, while each en-suite is meticulously finished with a choice of luxury tiling or a wall panel system if reserved off-plan.





KEY PROPERTY FEATURES

- Oversized built-in sliding wardrobes in all bedrooms
- Heated towel rails in each bathroom and en-suite
- Composite insulated front and back doors for durability and style
- Decorative open-plan oak staircase with glass balustrading
- Detached double garage with electric door, internal wall lining, ladder access to storage, and EV charging point
- High-quality internal finishes including moulded MDF skirtings and facings, feature painted walls, and pre-finished oak doors
- Mains-operated smoke alarms with battery backup, and a comprehensive house alarm for added security



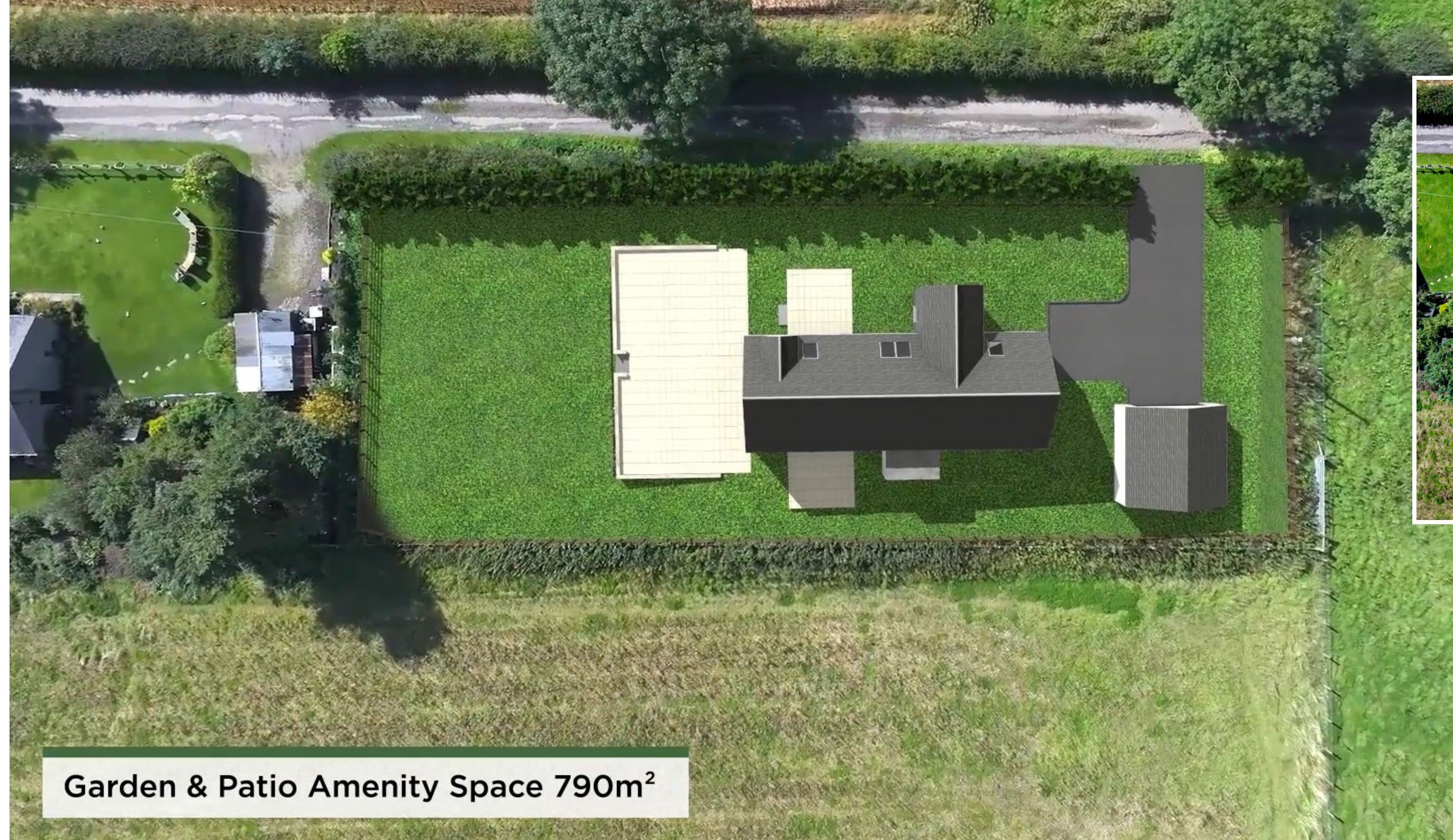


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ENERGY EFFICIENCY AND GREEN FEATURES

This home incorporates a range of eco-friendly systems, including an air-source heat pump, low-energy lighting, solar PV with battery backup, and an electric vehicle charging point in the detached double garage. All windows and doors feature low U-value glazing to ensure optimal insulation.



Garden & Patio Amenity Space 790m²



ARCHITECTURAL FINISHES AND EXTERNAL SPACES

Enjoy grounds with extensive gardens, with a feature front and side patio, with the optional addition of a rear patio, and a first-floor enclosed balcony with views toward the Angus Glens and Cairngorm Hills. The external lighting highlights the driveway and patio areas, creating an inviting ambiance.



**THE CRIGGIE
BARNHOUSE**



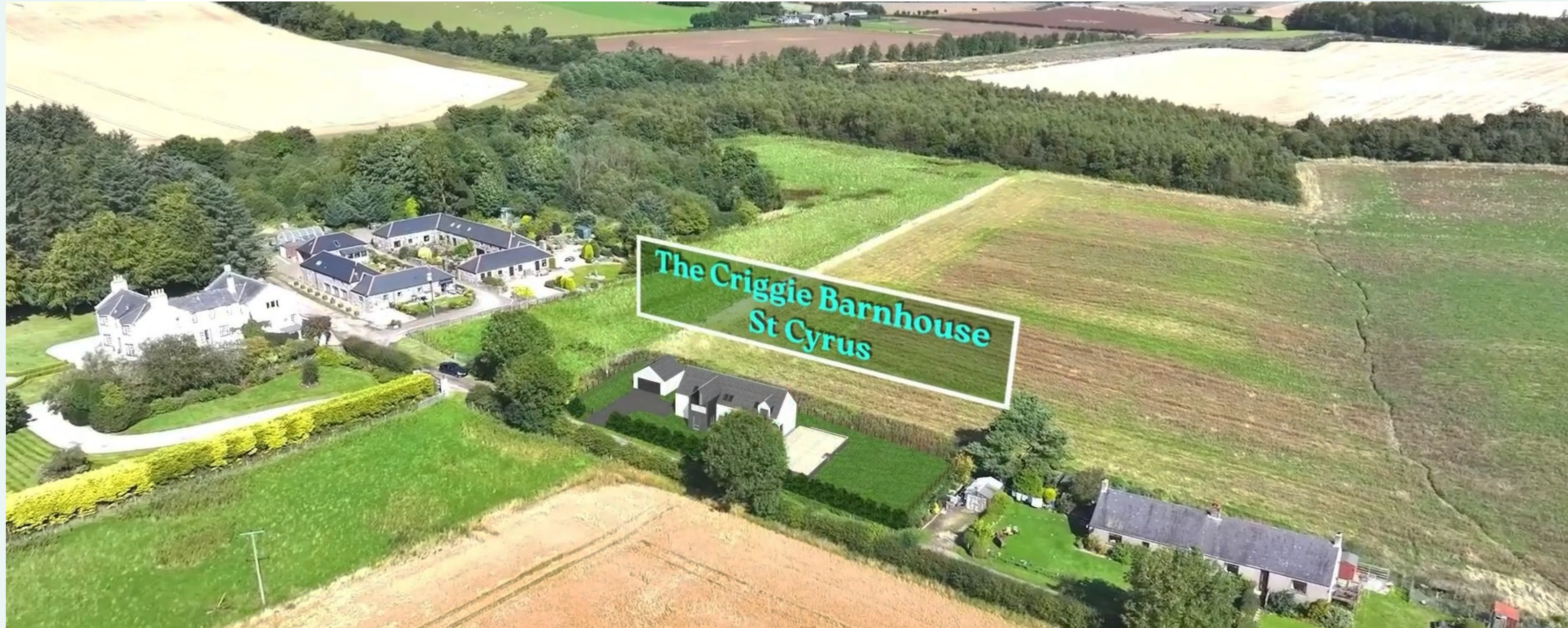
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BUILDER'S COMMITMENT

The developer is committed to delivering exceptional quality and customer satisfaction. Known for reliability and open communication, they work in close partnership with clients to ensure that each home reflects their vision, creating spaces that balance beauty, practicality, and affordability.

Each feature in The Criggie Barnhouse is a testament to the builder's dedication to excellence, making this home an ideal choice for those seeking a premium lifestyle. With options to personalise finishes if reserved off-plan, Criggie Barn offers the chance to create a truly unique and luxurious family home.

Nestled along Scotland's stunning east coast, St. Cyrus offers a captivating blend of natural beauty and modern amenities, perfect for a luxurious family lifestyle.

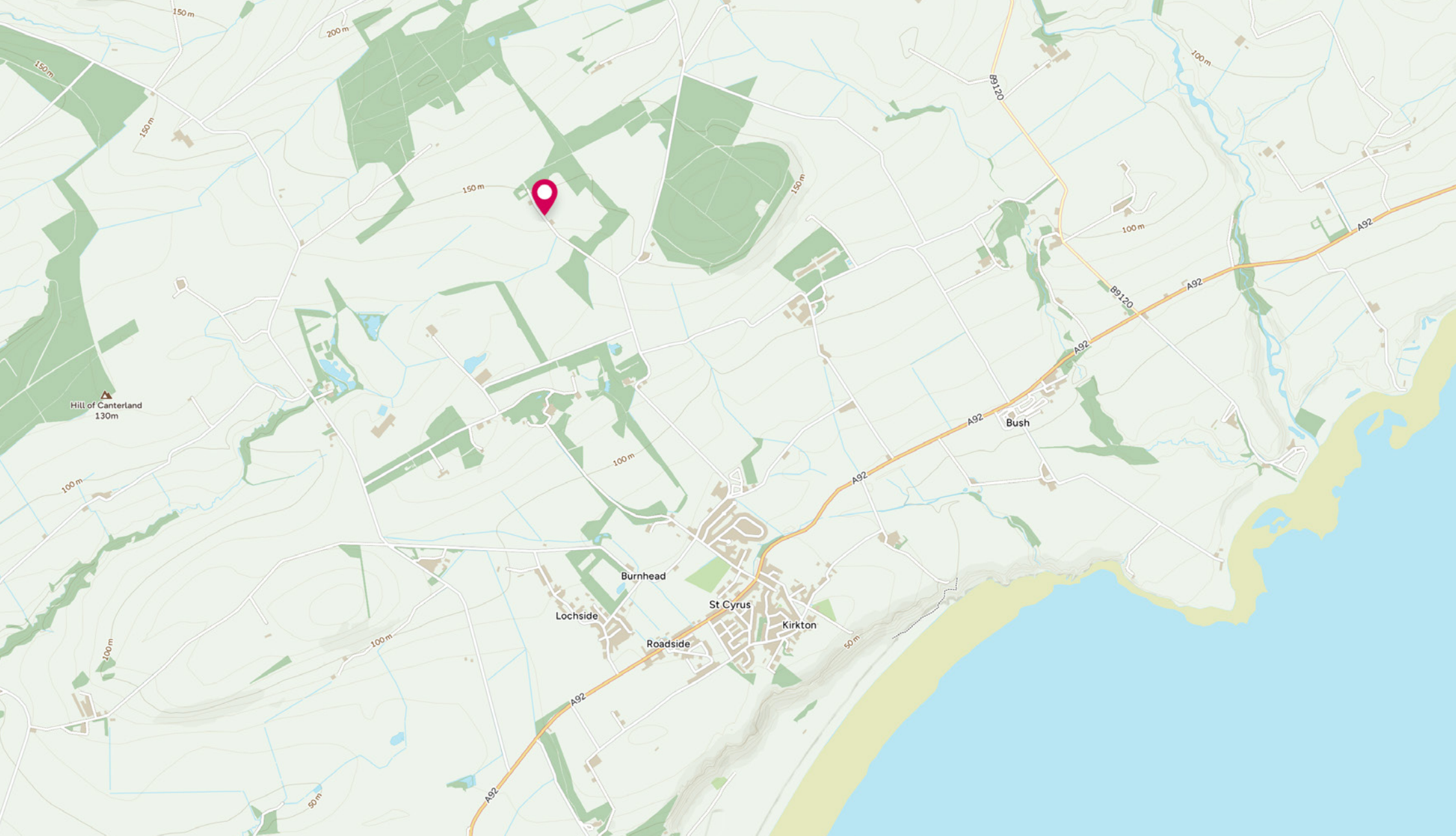
Known for its breathtaking scenery, this coastal village is framed by the rugged cliffs of the St. Cyrus National Nature Reserve, which boasts some of the country's finest beaches and panoramic views over the North Sea. The nature reserve provides a haven for outdoor enthusiasts, with picturesque walking trails, diverse wildlife, and serene sandy shores ideal for family outings.





The village of St. Cyrus is part of the historic town of Montrose, just a short drive away, where residents have access to a range of essential services and amenities. Montrose offers well-regarded schools, boutique shops, supermarkets, and gourmet dining options. For golf enthusiasts, the renowned Montrose Golf Links, one of the oldest golf courses in the world, lies nearby, providing a premium golfing experience.

St. Cyrus combines peaceful coastal living with convenient connections to larger cities, with Aberdeen approximately 40 minutes to the north and Dundee around an hour's drive south. For families seeking a blend of tranquility, outdoor adventure, and access to high-quality amenities, St. Cyrus is an ideal location, offering an exceptional lifestyle amidst Scotland's picturesque natural landscapes.



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