

# The Criggie Barnhouse

ST. CYRUS, MONTROSE, ANGUS, DD10 0DU



CGI IMAGES ARE FOR MARKETING PURPOSES ONLY AND FINAL IMAGE MAY BE SUBJECT TO CHANGE



## McEwan Fraser is delighted to present an exceptional opportunity to secure your dream home in a truly stunning rural setting.

Criggie Barnhouse offers buyers the rare chance to influence key design elements, all backed by a highly regarded local developer known for craftsmanship, quality, and a collaborative approach.

This executive four-bedroom home combines sleek, modern architecture with family-friendly functionality and energy-efficient technology, including an air source heat pump, solar panels with battery backup, and an electric vehicle charging point—all standard. Sustainability, style, and space come together seamlessly.







### STYLISH, FAMILY-FOCUSED LIVING

The heart of the home is an expansive open-plan living space that blends kitchen, dining, and lounge areas beneath vaulted ceilings and natural light. Large sliding patio doors connect effortlessly to the outdoors, perfect for hosting or quiet evenings. Pre-finished oak doors with glazed vision panels elevate the interior finish, while underfoot, quality materials and thoughtful detailing speak to understated luxury.









### AWARD-WINNING KITCHEN DESIGN

The beautifully designed kitchen is both elegant and practical. With generous preparation space and stylish cabinetry, it's built for real life—whether that's morning breakfasts or evening entertaining. A dedicated utility room keeps day-to-day living tidy and functional.





## COMFORTABLE BEDROOMS & LUXURY BATHROOMS

Upstairs, you'll find four generous bedrooms, each with bespoke sliding wardrobes. The principal suite features a Juliet balcony, en-suite shower room, and serene countryside views. Two further bedrooms share a stylish Jack-and-Jill en-suite, and the family bathroom is equally well-appointed with premium sanitary ware, LED-lit vanity units, and thermostatic showers throughout.









## 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



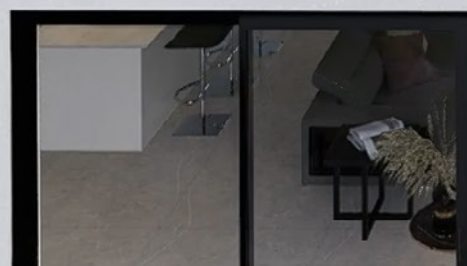




### ATTENTION TO DETAIL, INSIDE AND OUT

Quality is evident in every detail—from oak staircases with glass balustrades to composite insulated doors, heated towel rails, and high-spec moulded MDF skirtings and facings. The double detached garage includes electric doors, loft storage, internal finishing, and a dedicated EV charging point. Smart security is also in place, with mains-operated alarms and backup systems.

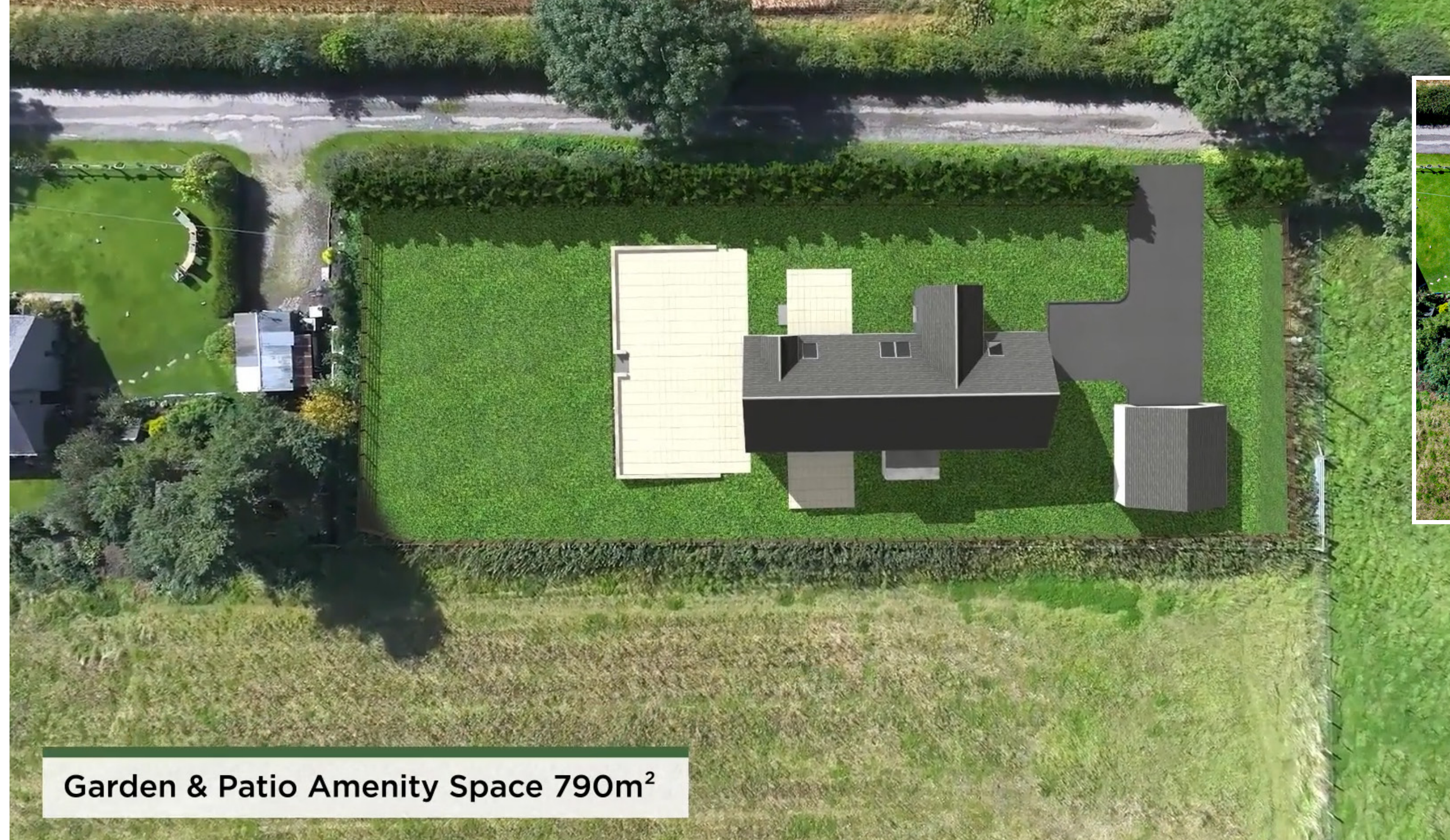




## EFFICIENT AND FUTURE-READY

The home boasts an impressive SAP energy rating of 94A. With its combination of air source heating, solar PV, and low-energy lighting, it promises exceptionally low running costs without compromising on comfort. All doors and windows are double glazed to a high spec, ensuring both warmth and quiet.





**Garden & Patio Amenity Space 790m<sup>2</sup>**



### **OUTDOOR SPACE AND STUNNING VIEWS**

Externally, the gardens are extensive and beautifully designed for both privacy and enjoyment. There are dedicated patios to the front and side, with an optional additional rear patio, and a unique enclosed balcony on the upper floor offering views toward the Angus Glens and Cairngorms. Discreet external lighting enhances the home's approach and entertaining spaces after dark.













## BUILT WITH INTEGRITY

The developer's reputation is built on quality, communication, and customer care. Every home at Criggie Barn is delivered with a commitment to both beauty and function—and there's still time to personalise some finishes upon reservation.

If you're looking for an exceptional, energy-conscious home in a tranquil yet accessible location, Criggie Barnhouse offers a truly unique opportunity to live in comfort, style, and confidence.



**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.



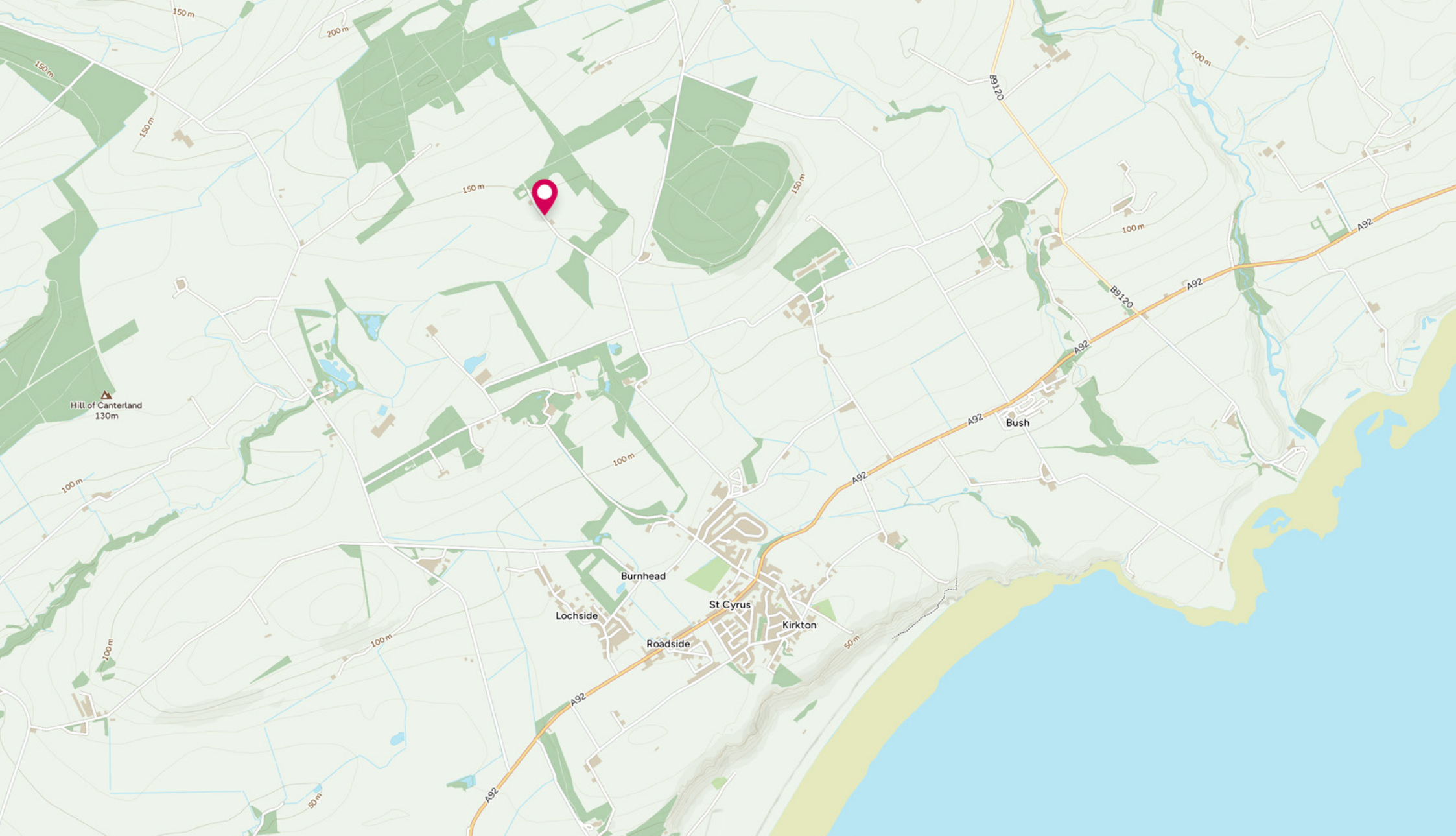




The village of St. Cyrus is part of the historic town of Montrose, just a short drive away, where residents have access to a range of essential services and amenities. Montrose offers well-regarded schools, boutique shops, supermarkets, and gourmet dining options. For golf enthusiasts, the renowned Montrose 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.





**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.