




McEwan Fraser Legal

Solicitors & Estate Agents

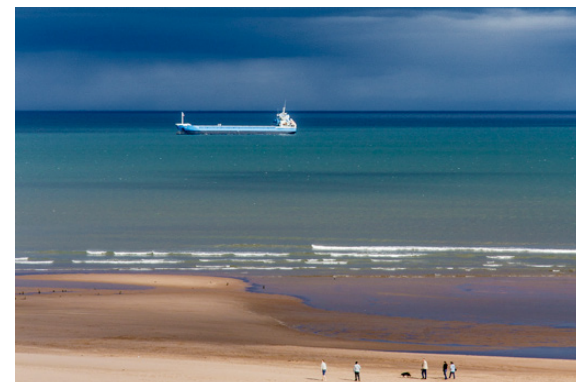
01382 721 212

Plot of land, Drummygar Farm

CARMYLLIE, ARBROATH, ANGUS, DD11 2RA

THE LOCATION

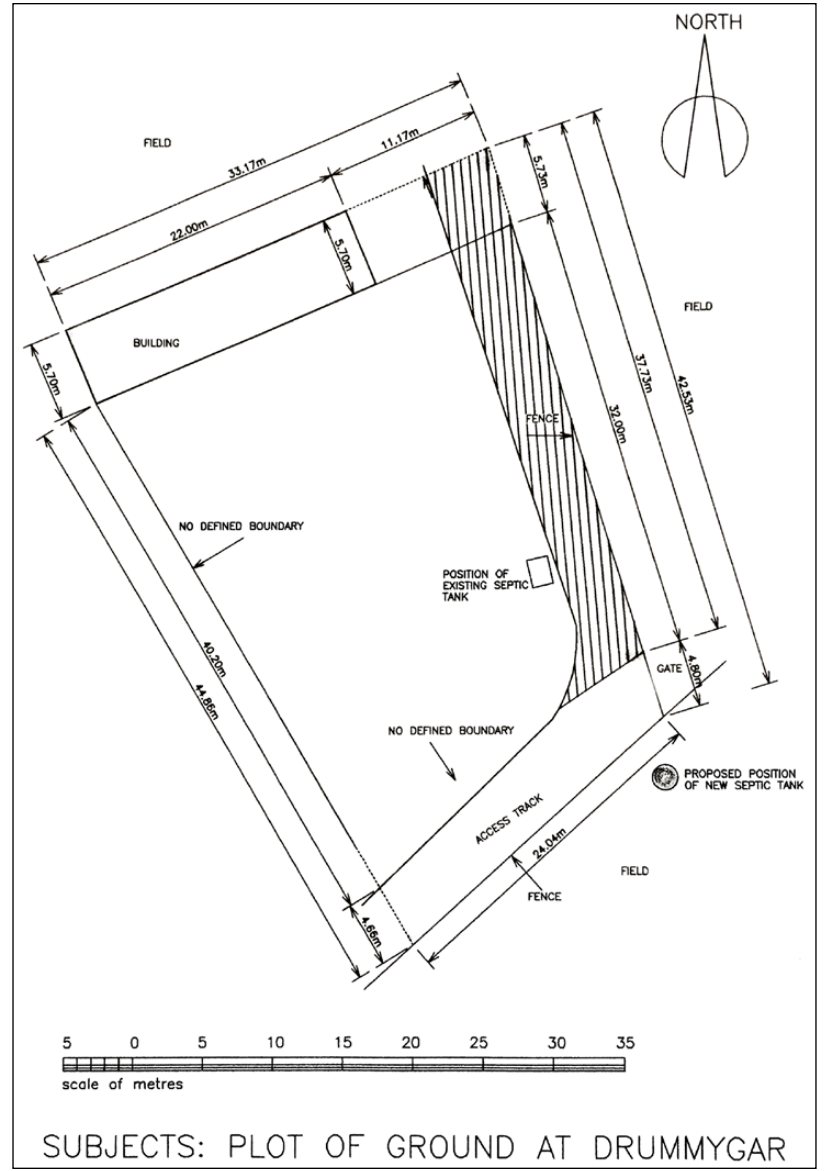
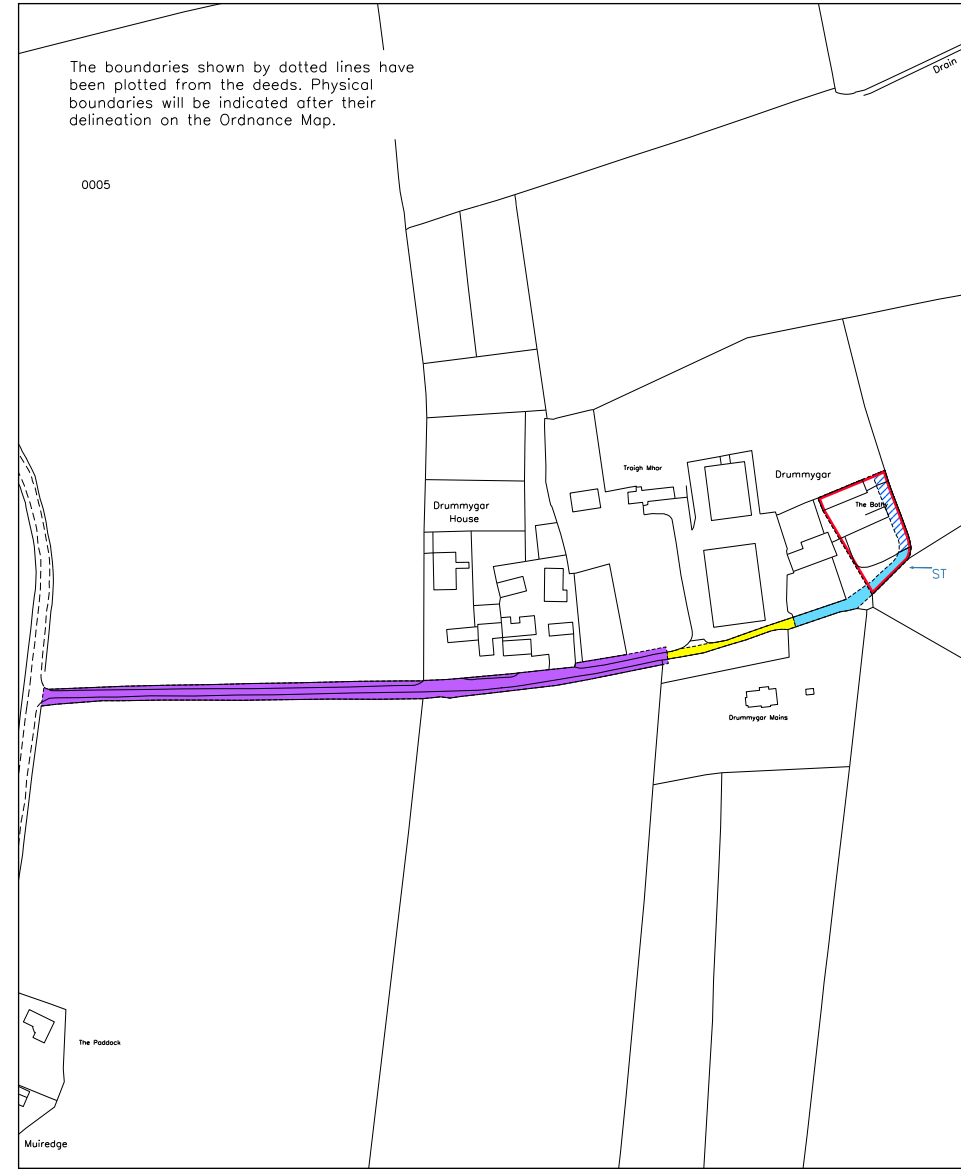
The plot is located in the rural hamlet of Carmyllie and is convenient for a range of local amenities and services at the Angus townships whilst there are mainline railway stations in Arbroath, Carnoustie and Dundee. The Angus glens are within reach, offering a plentiful range of outdoor pursuits, as are beautiful coastal beaches including Lunan Bay and world-renowned golf courses. The city of Dundee is nearby offering a full range of shops, cafes and restaurants, professional services, Universities, and vibrant arts and cultural facilities.

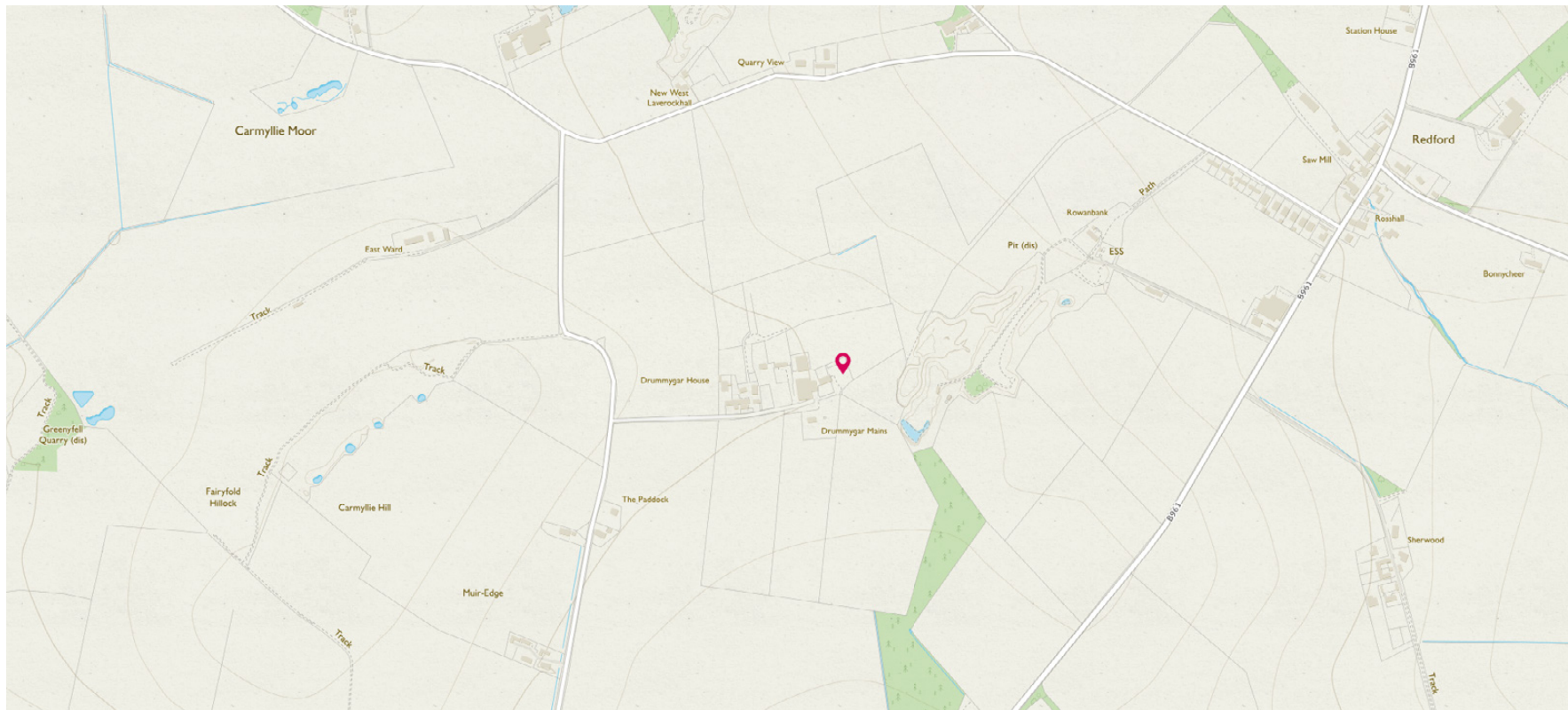


THE PLOT

With outstanding country and sea views, this plot is approximately 1334 sq.m with outline planning for a 1 1/2 storey dwelling house. The plot also features an unlisted, traditional stone bothy which could offer further development opportunity, in addition to a bespoke, new-build home. Alternatively, full design and build packages may be available from rural design companies such as R.House, offering complete turnkey solutions. Timber frame companies such as Scotframe also offer a range of pre-designed home styles. Please call us for further information.








McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
 Exchange
 Available

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.



Text and description
JAYNE SMITH
 Surveyor



Layout graphics and design
HAYLEY MATEAR
 Designer