



FORMER BOTHY AT ARNIEFOUL, GLAMIS, FORFAR, ANGUS, DD8 1UD

Glamis about 2 miles Dundee about 12 miles

Former bothy situated in a tranquil rural location with enormous potential

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GENERAL

The former bothy at Arniefoul is situated on the edge of a small rural Hamlet just over two miles from the well-known Angus village of Glamis which has some local services, including a popular primary school and the world renowned tourist attraction, Glamis Castle. The county town of Forfar (6 miles) provides extensive shopping, secondary schooling at Forfar Academy, a leisure centre, a swimming pool and business facilities.

Angus is well known for its range of outdoor pursuits. Fishing can be taken on the North and South Esks. The Angus Glens provide some of the best hill-walking in eastern Scotland and there is skiing at Glenshee. Loch fishing is available locally at Rescobie. As well as the local golf courses at Forfar and Kirriemuir, the championship courses at Carnoustie and St. Andrews are within easy driving distance. There is a golf driving range on the northern edge of Forfar. Pleasant sandy beaches include those at Lunan Bay and at St. Cyrus which is a Nature Reserve. Locally there are fine walks up Balmashanner Hill and around Forfar loch.

The A90 provides fast access south to Dundee, Perth and central Scotland and north to Aberdeen. Dundee, Aberdeen and Perth provide all the services expected of major cities whilst Edinburgh is also within reasonable driving distance. There are east coast mainline railway stations at Arbroath and Dundee with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and European flights and there are services from Dundee to London City airport.

DESCRIPTION

The former bothy constructed of stone under a pitched roof and is situated in a delightful rural situation on the edge of a small rural settlement. The property is C listed and is situated in spacious grounds. Mains water and electricity are located nearby and access to the public road is from a shared private track. The property offers a blank canvas to create an idyllic home or holiday house.

DIRECTIONS

From Glamis take the A928 in a southerly direction signposted for Dundee and continue for about half a mile and after passing a block of woodland turn left onto a single lane minor road and continue for about one mile. At the T junction turn right and continue for a small distance before taking the left fork in the road towards Arniefoul. The Bothy is situated at the end of the settlement of Arniefoul on the right hand side.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
4. Closing Date
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

POSTCODE

DD8 1UD

SOLICITORS

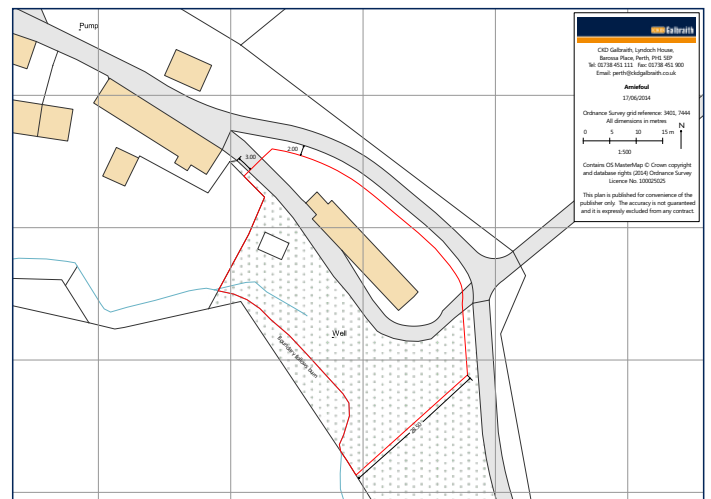
Thorntons WS
17 – 21 George Street, Perth, PH1 5JY
Tel: 01738 443456

VIEWING

Viewing is by prior appointment only through the selling agents – CKD Galbraith. The person who may accompany you however, may not be an employee of CKD Galbraith.

MORTGAGE FINANCE

CKD Galbraith has an arrangement with independent mortgage brokers Cluttons Private Finance, who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh Office on 0131 240 6990



The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5. Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 73 Bonnygate, Cupar, Fife, KY15 4BY.

6. Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

For further details please visit ckdgalbraith.co.uk and onthemarket.com.