



Solicitors & Estate Agents

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Milton of Finavon

FINAVON, FORFAR, ANGUS, DD8 3PY

inavon is a small hamlet located between Forfar and Brechin in Angus with convenient access to the A90 trunk road. This allows easy commuting to Dundee and Aberdeen and also access to their airports. Aberdeen is a thriving metropolis and Dundee has a fantastic waterfront development underway which will incorporate the new V&A museum. Both cities have an abundance of cultural activities. Edinburgh and Glasgow are also easily accessible with both airports being within two hours by road. Rail links from Dundee and Montrose provide additional commuting benefits. Local amenities are available in Finavon with a shop, two cafes and a hotel. Forfar and Brechin provide larger supermarkets whilst maintaining their friendly market town feel. There are local music festivals, arts festivals, agricultural shows and regular thriving farmers' markets. Some thirty minutes or so will see you arrive in the coastal areas of Montrose and Arbroath not forgetting the award winning spectacular beach at Lunan Bay.

Traversing Finavon is one of Scotland's premier fishing rivers, the South Esk, which is plentifully stocked with sea trout and salmon. Local estates offer hunting, shooting and outdoor pursuits. For keen walkers, the five picturesque Angus Glens are within easy access. These hosts the Annual Walking Festival in the Summer and the Ranger Service offer group and guided walks and talks throughout the year.

The Cairnoorms National Park is within easy access, as are beautiful Deeside, Perthshire and East Fife areas. These provide a huge variety of summer activities including an award winning sandy beach, and also access to Scotland's snow-fields for skiing and snowboarding in winter.

Nearby are numerous historic sites including the 1st millennium BC vitrified hill fort on Finavon Hill, the 14C-16C ruin of the fortified Finavon Castle, the Pictish Aberlemno Standing Stones, and the regal splendour of Glamis Castle.

There are a variety of high-quality schools and colleges available in Angus ranging from small village primary schools such as Tannadice through to exclusive private schools such as Lathallan, which provides a transfer bus service for Finavon. Forfar is also well served by primary and secondary schools.



and many attractive features.

This unique modern family home is to be constructed on a secluded plot with The Lemno Burn running through the north side of the land. Situated on a generous plot within Finavon village and finished turfed garden and mono block driveway, this bespoke home is built to the latest Building Standards and boasts excellent insulation, triple glazing and Solar Panels ensuring that it is economical to run. EPC Rate is B

bathroom, utility, WC and integrated garage.

The property also has the opportunity to design your kitchen and select your bathroom tiles.

INTERNAL:

- Energy efficiency rating B.
- TV Sockets in lounge, kitchen, family room and all bedrooms
- Two phone points in lounge, one in meter cupboard (for wireless router) Light pendant to attic Central heating system complete with thermostatically controlled radiators.
- Coving to all public rooms and hallways
- door facings
- Solid white/oak balustrades throughout
- Oak veneered panelled doors throughout
- Sockets and lighting to integral garage
- Contemporary sliding doors to all built-in wardrobes.

SECURITY:

- Alarm systems with keypads and PIR sensors
- Mains wired smoke detectors

Superb opportunity to acquire an architect designed new build home in a semi-rural setting. A four bedroom detached Bungalow with integrated double garage

Lounge, dining kitchen, master bedroom with en-suite shower and dressing room, second bedroom with en-suite facility, two further bedrooms, family

Choice of high-quality German kitchen appliances to include a chimney hood, four-ring induction hob, integrated dishwasher, fridge freezer, oven and microwave

BATHROOM/EN-SUITE & WC:

Designer Sanitary ware, shower with handset (where applicable) walls tiled to dado height, fully tiled floor, fitted mirror and chrome ladder towel rail

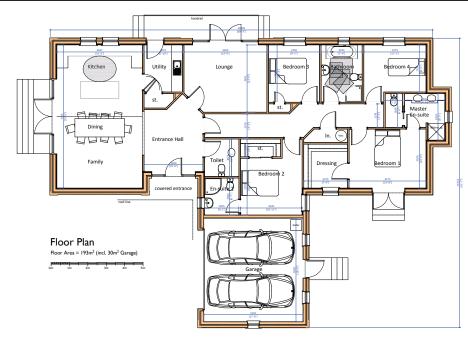
- Contemporary chrome split finish (polished and brushed) door handles. White skirting and

EXTERNAL:

- Triple glazed, highperformance UPVC windows with multi-point locking.
- Turf to front garden
- Topsoil to back garden
- Fencing to boundary
- Outside water tap
- Paving slabs to path
- Solar panels
- Monoblock driveway

10 year checkmate warranty

PROPERTY FLOOR PLAN. & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Lounge Dining Kitchen Utility Bedroom 1 Master En-Suite Bedroom 2 En-Suite 2 Bedroom 3 Bedroom 4 Bathroom WC 4.50m (14'9") x 3.65m (12'0") 7.77m (25'6") x 4.64m (15'3") 3.65m (12'0") x 2.07m (6'10") 4.17m (13'8") x 3.20m (10'6") 2.52m (8'3") x 2.18m (7'2") 3.07m (10'1") x 3.34m (10'11") 2.00m (6'7") x 1.85m (6'1") 3.10m (10'2") x 2.76m (9'1") 3.37m (11'1") x 2.55m (8'5") 2.22m (7'4") x 3.10m (10'2") 2.02m (6'8") x 1.85m (6'1")



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