3 Brewston Cottage, Dunlappie Road,

Edzell, DD9 7UD

Fixed £325,000

Contact Solicitors for an appointment to view or telephone homeowner direct outwith office hours

07899351007

Chamber Practice

- **CHARMING EXTENDED COTTAGE IN A SCENIC RURAL SETTING**
- **LARGE PLOT WITH GENEROUS GARDEN GROUNDS**
- **OPEN PLAN LOUNGE/DINING/KITCHEN WITH WOOD BURNING STOVE**
- **FRENCH DOORS OPENING TO THE REAR GARDEN**
- **COSY SNUG WITH TRADITIONAL COAL FIRE**
- **THREE DOUBLE BEDROOMS**
- **PRINCIPAL BEDROOM WITH PRIVATE BALCONY**
- **DRESSING ROOM AND EN-SUITE SHOWER ROOM**
- **GROUND FLOOR SHOWER ROOM**
- **BEAUTIFUL OPEN COUNTRYSIDE VIEWS**
- **EASY ACCESS TO EDZELL AND LOCAL AMENITIES**
- **MOVE IN CONDITION**
- **IDEALLY LOCATED LESS THAN 50 MINUTES FROM BOTH DUNDEE AND ABERDEEN CITY CENTRES**

Enjoying a stunning countryside setting with far reaching rural views, 3 Brewston Cottage is beautifully extended three bedroom cottage set within generous garden grounds, offering an exceptional blend of character, comfort and modern family living, all within easy reach of the sought after village of Edzell.

The heart of the home is the impressive open plan lounge, dining and kitchen area, creating a bright and sociable living space ideal for both everyday life and entertaining. A cosy wood burning stove provides a welcoming focal point while French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly together and making the most of the picturesque rural setting.

Further accommodation on the ground floor comprises an entrance hallway, a cosy snug featuring a traditional coal fire, two well-proportioned double bedrooms and a modern shower room.

Occupying the entire upper level, the principal bedroom suite offers a peaceful retreat complete with a private balcony from which to enjoy the beautiful countryside views. The suite also benefits from a dressing room and an en-suite shower room, providing excellent space and privacy.

Externally the property sits within substantial garden grounds offering ample space for outdoor enjoyment, gardening and family activities while the open rural outlook enhances the sense of tranquility and seclusion.

Combining character features, flexible accommodation and a delightful countryside setting this ready to live in property presents a rare opportunity to acquire a charming home in a desirable location, conveniently positioned for the amenities and attractions of Edzell.

Entered via the famous Edzell Arch, the historic village of Edzell is surrounded by beautiful Angus scenery and is within close proximity of the A90 dual carriageway making this an ideal idyllic base for commuting to Dundee and Aberdeen. The Angus towns of Montrose, Arbroath and Forfar are also within easy reach.

This charming village is well serviced with many amenities including a variety of shops, health clinic and pharmacy, primary school, hotels, pubs, cafes and restaurants. There are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside.

The nearest town of Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin also offers a vast range of amenities including primary and secondary schools, local shops, Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Chamber Practice

Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk

Chamber Practice

Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk

Included in the sale are all carpets and floor coverings, window blinds and curtains, Range cooker, dishwasher, washing machine and fridge freezer, summer house, poly tunnel garden shed and some outdoor furniture. Certain items of furniture may also be included if required.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.