

BALGOWNIE FARM STEADING, BY GLAMIS, ANGUS, DD8 1SF



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Glamis 2.5m Forfar 8m Blairgowrie 13m Dundee 14m Perth 23m Montrose 26m Arbroath 24m Aberdeen 59m Edinburgh 69m Glasgow 89m



WEST ELEVATION UNIT 3 FROM NORTH



NORTH ELEVATION UNITS 1 & 2

TRADITIONAL FARM STEADING WITH DETAILED PLANNING CONSENT FOR 6 CONVERSION UNITS. EACH UNIT (4 SEMI DETACHED AND 2 TERRACED) WILL BE OVER TWO STOREYS AND RANGE IN SIZE FROM 190.32 SQ M TO 242.78 SQ M. THE STEADING IS SET IN 0.9 OF AN ACRE OF ATTRACTIVE COUNTRYSIDE WELL AWAY FROM PUBLIC ROADS AND HAS LOVELY VIEWS OVER THE STRATHMORE VALLEY. (Likely Option of Additional 0.42ac Woodland)

AS A WHOLE OFFERS OVER £295,000

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (during evening and weekends), Fax: 01383 621180.

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(PHOTO: FRONT COVER - WEST ELEVATION UNIT 3 FROM THE SOUTH.)

DESCRIPTION

The traditional farm steading has an abundance of architectural character and includes features such as the original mill wheel. Constructed of local stone, with a red stone extension being added at a later date with a stone slate roof. The following accommodation has been granted consent:

- UNIT 1**
(South East) Two storey semi-detached steading conversion unit extending to 198.36 sq metres with lovely views over open farmland and picturesque countryside, to comprise of the following;
- Ground Floor – Livingroom (N) 4.9m x 3.4m, Hall (N) 7.0m x 2.05m, Cupboard 1.6m x 0.8m, Shower Room 2.9m x 1.9m, Bedroom 4 (S) 3.1m x 2.9m, Kitchen/Dining room (N) 5.1m x 1.8m x 3.45m x 3.4m, Utility (E) 3.45m x 1.6m. First Floor – Master Bedroom (N) 5.1m x 3.5m (en-suite 2.19m x 1.7m) (Wardrobe 1.3m x 0.95m), Bedroom 2 (N,S) 5.0m x 3.35m, Bathroom 3 (S) 3.4m x 2.9m, Hall (N) 7.0m x 2.0m, Bathroom 2.9m x 1.7m.
- UNIT 2**
(South West) Terraced conversion unit over two storeys extending to 198.36 sq metres with rural views within a peaceful setting, to consist of;
- Ground Floor – Livingroom (W) 4.9m x 4.8m, Kitchen (N) 4.9m x 3.5m, Hall (N) 2.75m x 1.8m x 2.1m x 1.5m, Cupboard 1.6m x 0.8m, Bathroom 3.3m x 2.1m, Bedroom 4 (N) 4.9m x 3.4m. First Floor – Master Bedroom (N,W) 4.9m x 4.3m x 1.7m 1.3m (with en-suite 2.8m x 1.2m) (Cupboard 1.75m x 0.4m), Balcony 4.35m x 2.9m, Bedroom 2 (S) 3.7m x 2.7m, Bedroom 3 (N) 2.6m x 2.1m, Bathroom 2.85m x 1.8m, Hall (N) 4.85m x 1.9m.
- UNIT 3**
(West) Two storey terraced conversion unit extending to 190.32 sq metres with open rural views within a peaceful setting, to consist of;
- Ground Floor – Vestibule (E,N) 2.95 x 1.25m, Hall 7.05m x 1.2m, Livingroom (E) 4.9m x 4.3m, Bathroom (W) 3.5m x 1.7m, Bedroom 4/Familyroom ((W) 3.9m x 2.9m, Kitchen (E,W) 4.9m x 3.5m, Utility 1.9m x 1.5m. First Floor – Master Bedroom (E,W) 5.0m x 3.3m x 1.2m x 1.0m (en-suite 2.5m x 0.9m) (Cupboard 1.0m x 0.9m), Bedroom 2 (E) 4.5m x 3.5m (en-suite 2.9m x 1.5m) (Cupboard 2.4m x 1.1m), Bedroom 3 (W) 3.6m x 2.9m, Hall (E) 4.7m x 1.2m x 1.8m x 1.8m, Bathroom (W) 3.6m x 1.8m.
- UNIT 4**
(North West) Semi detached conversion unit on two levels extending to 213.5 sq metres with lovely views over open farmland and picturesque countryside, to consist of;
- Ground Floor – Vestibule (E) 2.9m x 1.8m, Hall (E) 5.7m x 1.2m, Livingroom (E,W) 6.1m x 5.2m, Bedroom 4/Familyroom (W) 3.5m x 3.2m, Bathroom (W) 3.5m x 1.2m, Kitchen (W,E) 3.5m x 3.0m x 2.05m x 1.9m, Rear Entrance 1.8m x 1.0m. First Floor – Master Bedroom (W) 6.0m x 5.1m (en-suite 2.5m x 0.85m) Wardrobes 3.4m x 0.5m & 2.4m x 0.5m), Bedroom 2 (E) 4.5m x 3.15m (en-suite 2.9m x 1.5m) (Wardrobe 2.0m x 1.1m), Bedroom 3 (W) 4.0m x 3.1m (Wardrobe 1.3m x 0.85m), Bathroom 4.0m 1.65m, Hall (E) 7.85m x 1.8m.
- UNIT 5**
(North East) Two storey semi-detached conversion unit extending to 242.78 sq metres with lovely open views, to consist of;
- Ground Floor – Kitchen (N) 4.75m x 3.15m (Cupboard/Pantry 2.3m x 1.0m), Utility 2.4m x 1.0m, Bathroom (S) 3.1m x 2.85m, Hall (N) 3.9m x 3.45m, Livingroom (E,W) 5.6m x 5.3m, Bedroom4/Familyroom (E) 4.8m x 3.5m (Cupboards 1.8m x 1.15m & 1.4m x 1.0m), Cupboard 1.6m x 1.0m. First Floor – Master Bedroom (E,W) 5.25m x 4.6m (en-suite 2.5m x 0.9m) (Cupboard 1.0m x 0.9m), Hall 3.35m x 1.5m x 4.0m x 1.5m, Bedroom 2 (N) 4.85m x 3.55m (Wardrobe 3.2m x 0.5m), Bathroom 3.2m x 2.3m, Bedroom 3 (E) 4.8m x 3.5m (Cupboards 1.9m x 1.0m & 1.8m x 1.1m), Cupboard 1.1m x 1.0m.
- UNIT 6**
(East) Semi-detached conversion unit on two levels extending to 209.84 sq metres with lovely views over open farmland, to consist of ;
- Ground Floor – Vestibule (W) 2.9m x 1.8m, Hall 7.2m x 1.3m, Livingroom (W,S) 5.0m x 5.0m, Bedroom 4/Familyroom 3.5m x 3.45m, Bathroom 3.5m x 1.4m, Kitchen (W) 5.0m x 4.1m, Utility 1.8m x 1.0m. First Floor – Master Bedroom (W,E) 5.0m x 4.55m (en-suite 2.5m x 0.9m) (Wardrobe 0.9m x 0.8m), Bedroom 2 (W,E) 5.0m x 4.15m (Wardrobe 1.8m x 1.0m), Bathroom 3.5m x 1.65m, Bedroom 3 (E) 3.5m x 2.85m, Hall (W) 7.6m 1.3m.

PLANNING CONSENT/ACCESS

Balgownie farm steading has secured detailed planning consent (07/00018/FUL) for the conversion of the original stone steading into six residential dwellings. Copies of the planning consent and drawings are available from McCrae & McCrae Ltd or from the Angus Council Website.

Access to the steading development will be taken from a private access road to the west of Balgownie Farmhouse. Passing places are required on the access road to the west of the steading. The upgrading cost of the access road will be the burden of the purchaser(s). Parking places for each individual dwelling will be provided within the curtilage of the steading.

Estimates for the connection of mains water and electricity have been requested from the appropriate authorities and are within close proximity to the site. The result will be made available at a closing date. A drainage solution is likely to be via a sewage treatment plant and a contamination survey has been carried out by Allen Gordon Company, 16 King Street, Perth, PH2 8JA (01738 639881).

DIRECTIONS

From Dundee, proceed in a northerly direction along the A928 towards Forfar. Travel approximately 5 miles and exit from the A928 signposted for Glamis. Proceed to Glamis (5 miles). Turn left onto the A94 for 2.5 miles. Travel past Eassie and turn left at the cross roads just after Eassie. Travel along the minor classified road and turn second left (after approximately 0.5 miles). Proceed along this road for approximately 500 metres and Balgownie farmsteading is situated on the left.

From Perth, proceed in a northerly direction along the A94. Travel through Scone (2.5 miles), Balbeggie (5.5 miles), Burrelton (10.5 miles) and into Coupar Angus (13 miles). Proceed through Coupar Angus on the A94 and travel through Meikle. Proceed along the A94 for approximately 4 miles and turn right at the cross roads to the west of Eassie. Travel along the minor classified road and turn second left (after approximately 0.5 miles). Proceed along this road for 500 metres and Balgownie farmsteading will be situated on the left.

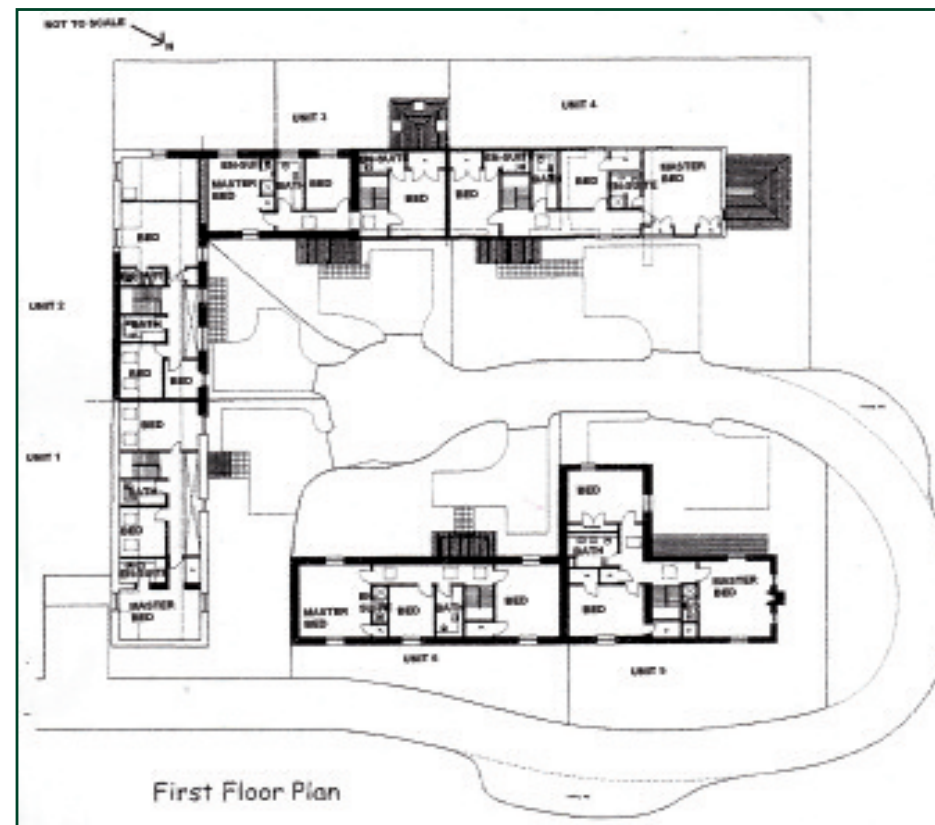
SITUATION

Balgownie farm steading enjoys a tranquil and secluded setting. Native hardwoods lie to the east of the property and the slightly elevated position affords lovely views over the Strathmore Valley. The village of Balkeerie and Eassie is within a mile of the property and has a primary school, a church and village hall. The village of Glamis (2m) also offers primary schooling and has a convenience store and Glamis Castle (birth place of the late Queen Mother). Larger shops, public houses, restaurants and petrol stations are provided within the nearby towns of Forfar and Coupar Angus with the former having a secondary school. The property is ideally located for commuting to Forfar, Dundee, Perth or Aberdeen. For those seeking private education this can be located at Dundee High School (16m), Strathallan (28m), Craigclowan (24m) and Kilgraston (26m). Perth and Dundee offer extensive retail, sporting and leisure facilities as well as historical interests. There are excellent road links to Central Scotland.



SOUTH ELEVATION OF UNIT 1





OFFERS

Offers are invited for the property. These should be marked 'Offer' and submitted in Scottish legal form to McCrae & McCrae, 27 East Port, Dunfermline, Fife, KY12 7JG. The sellers reserve the right to accept any offer not necessarily the largest one.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice. Offers are invited for the property. These should be marked "Offer" and submitted in Scottish legal form to McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JF. The sellers reserve the right to accept any offer.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

