



CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE SERVICES

CRAIGEND FARM, MONIKIE, ANGUS DD5 3QN

Craigton 0.25m Monikie 1m A92 3m Monifieth 4m Carnoustie 5m Broughty Ferry 7m
Arbroath 10m Dundee 11m Forfar 13m St Andrews 25m Perth 33m Edinburgh 71m



Desirable 61.5 acre farm/equestrian property with a beautiful rural setting, yet close to Dundee.

A rare opportunity to purchase a deceptively spacious 4 bedroom country house on two floors. Includes 4 double bedrooms (one en-suite bathroom), a family bathroom, WC, a large fully fitted kitchen/diningroom and a large lounge, (both with French doors), a spacious staircase and hallway and an integral double garage (potential 5th bedroom). Together with 61.5 acres (24.89 Ha) of grass paddocks located just to the east of the peaceful hamlet of Craigton and adjacent to a core pathway/bridleway taking you round Monikie Reservoir and the famous Panmure Estate Policy woodlands.

GUIDE PRICE £485,000

FREE PRE-SALE VALUATION AND FREE MORTGAGE ADVICE SERVICE • NO OBLIGATION

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Websites: mccrae-and-mccrae.co.uk, primelocation.com

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly prior to appointment only with the sole agents McCrae & McCrae Ltd, 27 East Port, Dunfermline, Fife, KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711561814 (evenings and weekends), Fax 01383 621180.

SITUATION

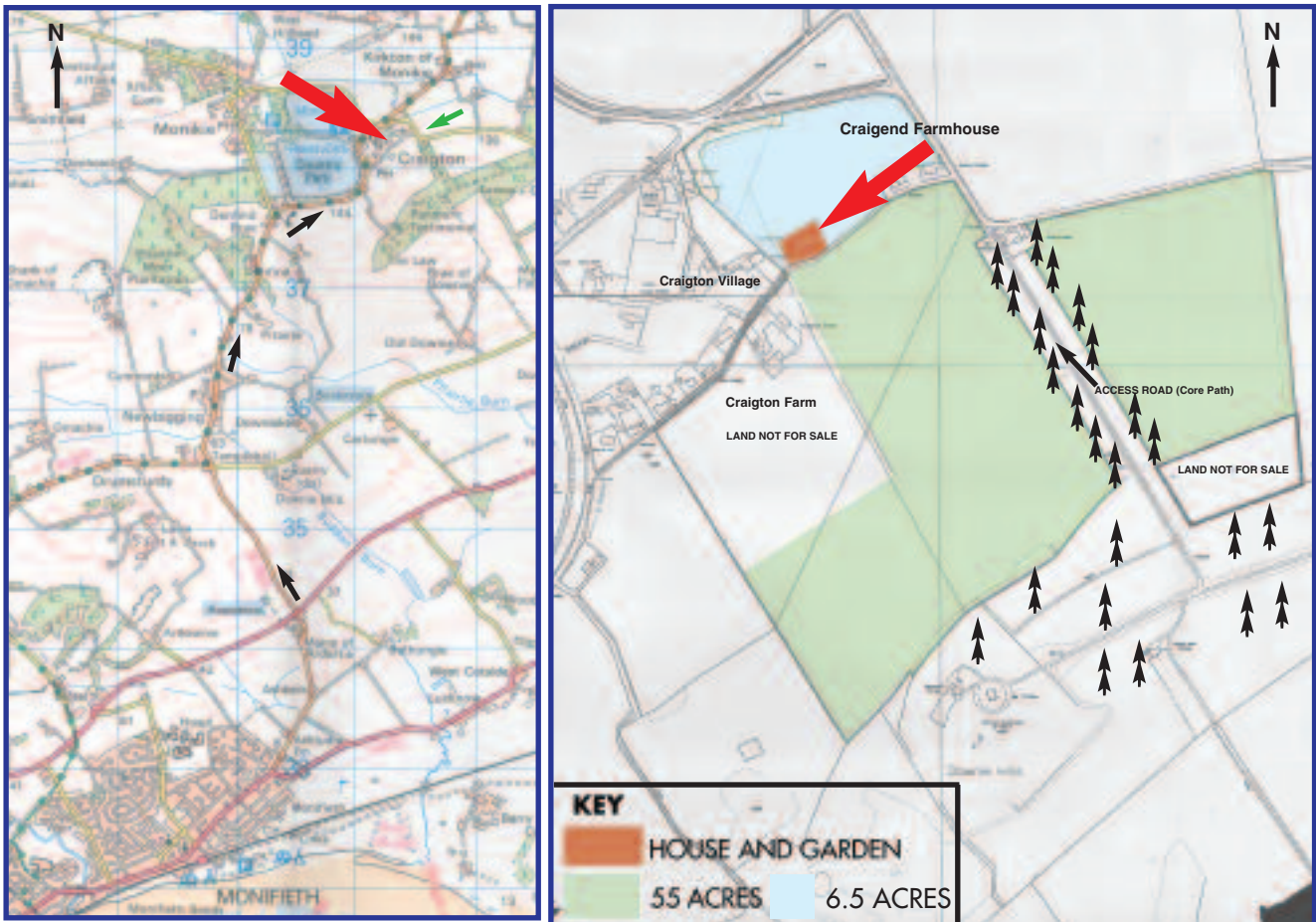
Craigend Farm is situated on the fringe of the hamlet of Craighton (which has its own pub and Primary School). Monikie has a few more local facilities. The property lies 4 miles north of Monifieth with its shops, golf course, train station and secondary school. Carnoustie (5m) prides itself on its widely renowned golfing reputation. Carnoustie is host to a wide range of services and recreational facilities. There are a number of high street shops, leisure facilities, a golf course, a primary and secondary schools. Craigend Farm is also ideally situated in close proximity to a number of excellent transport routes, with Carnoustie railway station, linking Carnoustie to Aberdeen, Edinburgh, Glasgow and London. The property enjoys an ideal central situation. Dundee and its more extensive facilities, including Dundee High School, is located 11 miles to the south west. The surrounding rolling countryside is also host to a number of picturesque walks, including Monikie Country Park and Crombie Country Park. There are also many local equestrian hacks. The David LLOYD Sports centre is 5 miles away. The A92 dual carriageway lies 3 miles to the south and gives dual/motorway access to Edinburgh.

DIRECTIONS

From Perth proceed to Dundee on the A90. Turn left at the Swallow roundabout onto the Dundee Kingsway (A 972 (T)). Proceed along the Kingsway. Follow the signs for Arbroath, taking you onto the A 92. Continue along the A 92 dual carriageway for 6 miles, turning left onto the B962 (signposted Newbigging and Monikie) at the Mains of Ardestie Grade separated junction. Continue up this road for another 3 miles (ignoring the turnoff to Monikie). On arrival at Craighton, take the first right up a metalled road, Craigend house is situated on the left hand side after Craighton Farm Steading which is located on the right.

ENTRY DATE

By agreement. Early entry possible.



The above plan is based upon the Ordnance Survey Map by permission of The Controller of H M Stationery Office. Crown Copyright. Not to Scale.

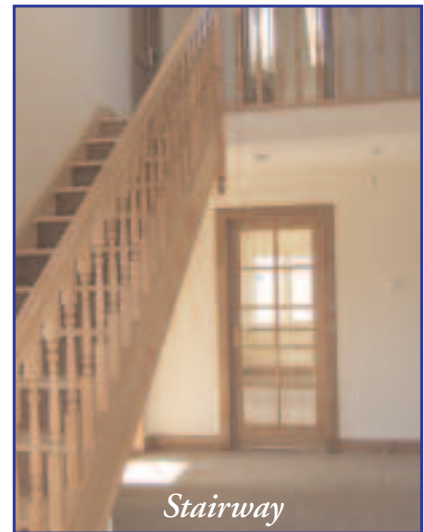
HOUSE DESCRIPTION

The house has been completed to a very high standard. It is deceptively large including 3 Bedrooms and 2 bathrooms on the first floor. It enjoys attractive panoramic views of the surrounding unspoilt farmland, especially to the south, east and north. It has been architecturally designed to provide large, well proportioned rooms with large windows and French doors to give the rooms a light and airy feel. It has been finished off to a high standard with light oak panelled doors and skirting boards with quality fitting and fixtures. The property is served by Oil fired central heating, is fully double glazed, and has a private septic tank. It is served with mains water and electricity.

The accommodation can be described as follows:

Ground Floor

Front Entrance Hallway (5.05m x 4.45m)	(S)	Partly glazed entrance door. Staircase with underfloor cupboard. Velux window above staircase.
Front Side Hallway (3.9m x 2.3m)	(S)	Cloak hanging area.
WC (1.9m x 1.6m)		WC with wash hand basin. Expelair fan.
Bedroom 4 (3.4m x 2.9m)	(S)	Attractive views to the south. Reasonable sized bedroom with fitted wardrobes.
Side hallway (5m x 1.6m)	(E)	Off main hallway to side door. Door to garage. Cloak hanging area with walk in storage facility. Partly glazed side door.
Kitchen & Dining Area (5.05m x 3.9m)	(S,W)	Attractive views to the south and French doors to the west. Attractive fully fitted kitchen with floor and wall units, sink, double oven and hob. Large dining area with doors to the livingroom.
Livingroom (6.4m x 5.05m)	(W,N)	Spacious room with French doors and views to the west. Again affording excellent illumination from the afternoon sun. Two large north windows provide superb views and illumination from the evening sun. Attractive feature stone fireplace.
Double garage/Utility (5.0m x 5.0m)	(E)	With up and over door and a concrete floor. This could be converted to form a fifth bedroom with en-suite with the up and over doorway being converted to patio doors with lovely views to the east. Plumbing for washing machine and spin drier. Space for freezer.



First Floor

Landing & Stairway (5.1m x 3.6m)	(S)	Spacious landing with window to south. Two walk in storage cupboards (1.8m x 1.0m).
Bedroom 1 (4.5m x 3.9m)	(W)	With west facing windows. A large attractive, light and airy room.
En-suite Bathroom (3.9m x 2.1m)		With bath, WC and wash hand basin. Velux window. Expelair fan.
Family Bathroom (2.6m x 2.1m)		Bath, WC and wash hand basin. Velux window. Expelair fan.
Bedroom 2 (3.8m x 3.2m)	(E)	Large side window to the east with lovely views.
Bedroom 3 (3.8m x 3.2m)	(E)	Side window to the east with lovely views. Velux window.



THE GARDEN

The house sits within a garden area of approximately 51m x 36m(0.45acre/0.18Ha).

The Land

The land extends to 55 acres or thereby of grade classified 3(1) (Source: Macaulay Land Institute) and is all down to grass. The land is gently sloping at about 150 metres (490 feet) above sea level. The lands are partially sheltered by trees and are divided into 4 fields which are served with electric fences and water troughs. Outbuildings could also be constructed on the land in due course to suit the purchaser. The land is of ample area and has a suitable infrastructure to accommodate a diverse range of profitable enterprises. The scenic surrounding countryside also provides for excellent hacking, walking or cycling. Ideally the sellers would prefer to retain the single farm payment.

The house is subject to an agricultural occupancy condition (S75). The purchaser would therefore, have to establish a farm and run an agricultural business from Craigend Farm.

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.

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.



The Farm House



Views to the west (Monikie Reservoir)



Views to the north east from the house



Views of the farm from the north