



New Build, Charleston Village, DD8 1UF

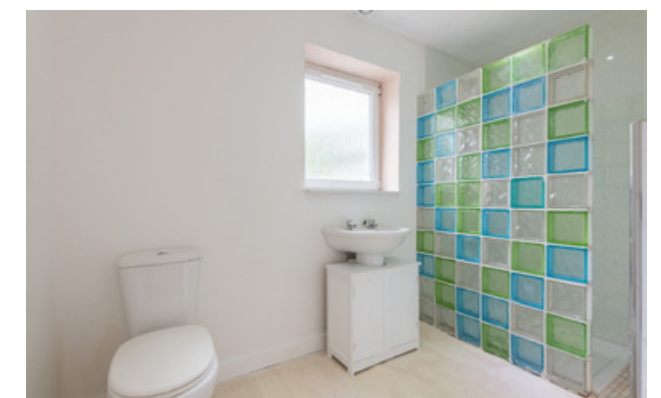
Unique opportunity to purchase an engineer supervised new build villa located within the tranquil village of Charleston. Situated to the south of Glamis, Charleston Village is well placed for local amenities including; Primary school, post office and historic Glamis Castle. Nearby towns of Forfar and Kirriemuir cater for most; social, leisure and consumer requirements. The City of Dundee is within an easy 15 minute drive and has all the facilities expected from a major centre, including; Mainline rail station and domestic airport, both having daily connections to the South of England.

This traditionally constructed, self-build, detached, chalet villa is set within a private, established garden with stream, formal lawn, extensive decking, monobloc drive and paths. The property has been constructed to a high standard and features; Oil fired central heating, double glazing, French doors, focal fire, stone walls, patio and decking areas.

The substantial accommodation will suit a variety of purchasers due to the location and adaptable nature of the rooms.

New homes are seldom available in Charleston Village and viewing is essential to appreciate the style and nature of the property that is on offer.

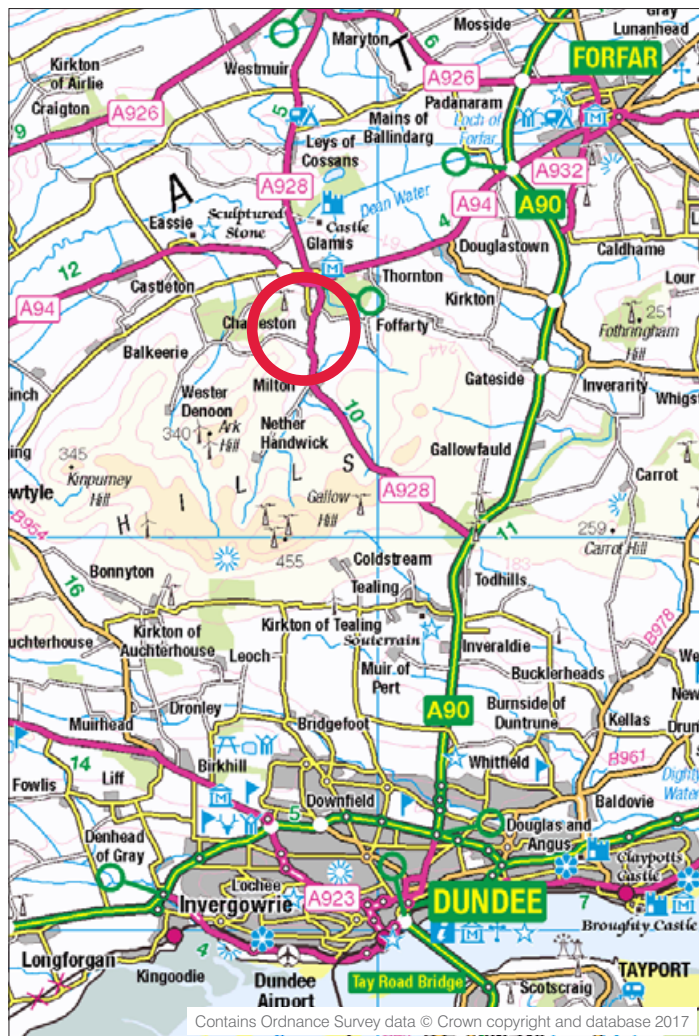
- Traditional Construction
- Attractive Garden with Stream; Extensive Decking
- Oil C/H; Dble Glaz
- Lounge Featuring Log Burner and Patio Doors
- Large Kitchen/Dining
- Master Bedroom En-Suite
- Bath and Shower Rooms
- Quality Doors
- Monobloc Drive and Paths
- Wood Flooring and Carpets
- Historic Location Ideal for Dundee and Forfar
- No EPC – New Build



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Room Dimensions

Lounge	21'7 x 14'7	(6.58m x 4.45m)
Kitchen/Dining	21'4 x 14'5	(6.50m x 4.39m)
Shower Room	10'0 x 5'7	(3.05m x 1.70m)
Bedroom 1	13'5 x 13'1	(4.09m x 3.99m)
En-Suite	10'3 x 6'0	(3.12m x 1.83m)
Family Bathroom	8'0 x 7'0	(2.44m x 2.13m)
Bedroom 2	12'5 x 13'4	(3.78m x 4.06m)
Bedroom 3	11'7 x 9'9	(3.53m x 2.97m)



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.



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