



Plot 1

Plot 2



4 SALMONDSMUIR COTTAGES

In a rural setting this site is well connected by the A92 to Arbroath and Dundee. Access to the site is via an established Tarmac slip road from Bonneyton Road. There are open views to the north over farmland.

Carnoustie is the nearest town 2.8 miles driving distance from the location. Carnoustie offers a wide range of shopping social and leisure outlets including GP surgery, schools at both primary and secondary levels. Central Dundee is approx. 12 miles and Arbroath 7 miles and both offer a wide choice of shopping amenities.

The site is easily accessed however all site visits should be accompanied and are by appointment only. Anyone visiting the site without a prior arrangement is requested to be mindful of the local residents their privacy and not to intrude on any private land adjacent to the site.

This is a sizeable plot on the site of Smithy Cottage and Bothy ruins. The planning approval is for the erection 2 bungalows each with a garage. As a direct result of the Covid-19 lockdown restrictions the planning permission has been extended beyond the original time period originally approved. The paddock to the east of the plot does not form part of the purchase however the land owner has agreed an area of the paddock can be utilised for locating a soak away.



