



The Granary, 2 Legaston Farm Steading, Arbroath, DD11 4SB

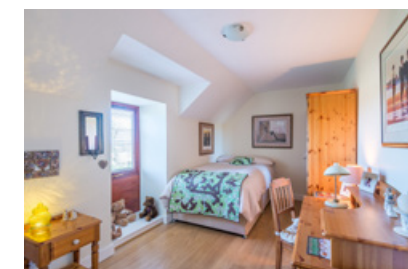
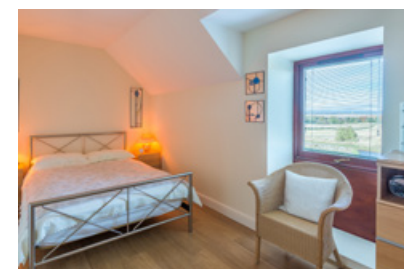
Immaculately presented steading conversion situated within a semi-rural location on the outskirts of Friockheim offering open country views towards the Vale of Strathmore and the Grampians.

This highly desirable dwelling, which has been upgraded by the present owners benefits from quality fixtures and finishings throughout, comprises:

Entrance Porch with feature stone wall and front facing windows providing views. Terracotta tiled floor. Open plan hallway giving access to lounge and kitchen, storage cupboard with coat hanging facilities and access to cloaks WC. Bright attractive lounge with stairs leading to upper hall, french doors leading to dining room and additional doors leading to conservatory. 'Morso' wood burning stove and window with open views. Ample space for occasional furniture. Quality fitted dining kitchen providing a wide range of both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer. Matching breakfast bar area. Plumbing for automatic washing machine and space for tumble dryer. Integral appliances include: oven, grill, hob, extractor, fridge and freezer. Storage cupboard. Breakfast room with triple glazed roofing panels and space for breakfast table. Door leading to study/media room. Well-equipped study/media room with comprehensive home cinema system installed which will be included in the sale of the property. Two 'Velux' windows and door leading to dining room. Spacious dining room with window overlooking garden, french doors leading to lounge and ample space for dining suite. 'VEKA' Ultraframe conservatory with views over the garden and towards the open countryside beyond. Ample space for occasional furniture. Upper hall providing a galleried landing with south facing windows. Hatch giving access to attic space. Master bedroom with window overlooking garden and to the open countryside beyond. Double fitted wardrobe and access to ensuite. Ensuite fitted with two piece white suite comprising: WC and wash hand basin, separate shower cubicle, heated towel rail and 'Xpelair'. Two additional bedrooms both benefitting from front facing windows with open outlooks and double fitted wardrobes. Large walk-in store with 'Velux' window. Family bathroom fitted with four piece white suite comprising: WC, wash hand basin, bath and bidet. Separate shower cubicle, 'Velux' window and heated towel rail.

Externally there is a large gravel driveway leading to a double garage which benefits from power and light. Part of the garage at present is being utilised as a hobby room. The gardens are a particular feature with an extensive range of conifers, perennials, heathers and shrubs. There is a large formal lawned area. Patio area. Viewing is highly recommended to appreciate this beautifully presented home.

- Immaculately Presented Steading Conversion
- Beautifully Appointed Accommodation Comprising:
- Entrance Porch
- Lounge
- Dining Kitchen
- Breakfast Room
- Study/Media Room
- Dining Room
- Conservatory
- Cloaks WC
- Master Bedroom
- Ensuite
- Two Additional Bedrooms
- Large Walk-in Store
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway
- Double Garage
- Open Countryside Views
- Viewing is Highly Recommended
- EPC Rating C

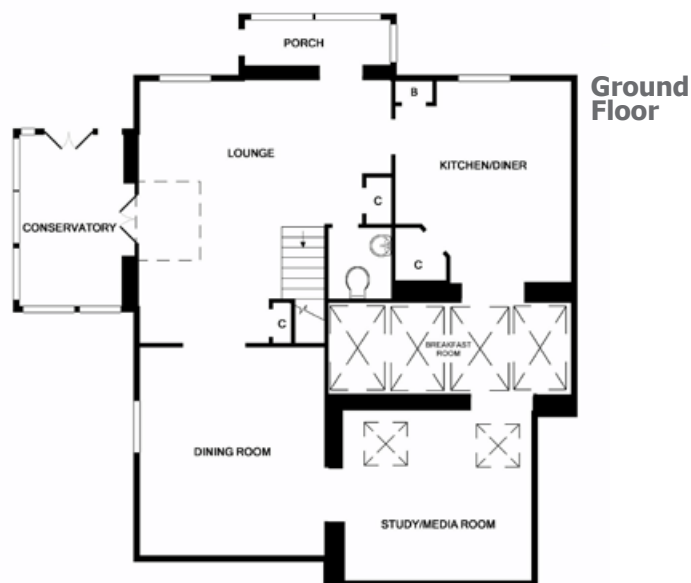


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Room Dimensions

| | | |
|------------------|--------------|-----------------|
| Entrance Porch | 11'10 x 4'11 | (3.61m x 1.50m) |
| Lounge | 20'4 x 14'6 | (6.20m x 4.42m) |
| Dining Kitchen | 16'6 x 13'10 | (5.03m x 4.22m) |
| Breakfast Room | 14'0 x 13'3 | (4.27m x 4.04m) |
| Study/Media Room | 12'9 x 12'3 | (3.89m x 3.73m) |
| Dining Room | 18'10 x 14'4 | (5.74m x 4.37m) |
| Conservatory | 14'10 x 9'10 | (4.52m x 3.00m) |

| | | |
|-----------------|----------------------------------|--------------------------------------|
| Cloaks WC | 4'10 x 4'6 | (1.47m x 1.37m) |
| Master Bedroom | 19'0 x 14'6 (At Widest Point) | (5.79m x 4.42m (At Widest Point)) |
| Ensuite | 8'2 x 5'2 | (2.49m x 1.57m) |
| Bedroom | 15'4 x 8'4 | (4.67m x 2.54m) |
| Bedroom | 13'9 x 8'4 | (4.19m x 2.54m) |
| Walk-in Store | 7'5 x 4'6 | (2.26m x 1.37m) |
| Family Bathroom | 11'0 x 8'4 | (3.35m x 2.54m) |

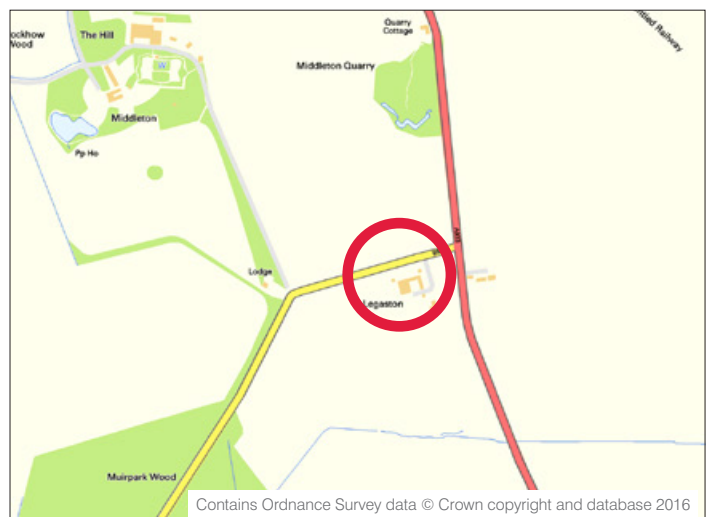


Ground Floor



First Floor

Illustrative only. Not to scale.



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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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