

Thorntons 

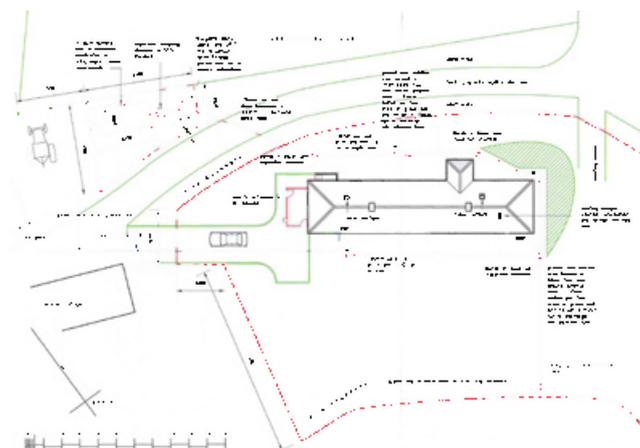
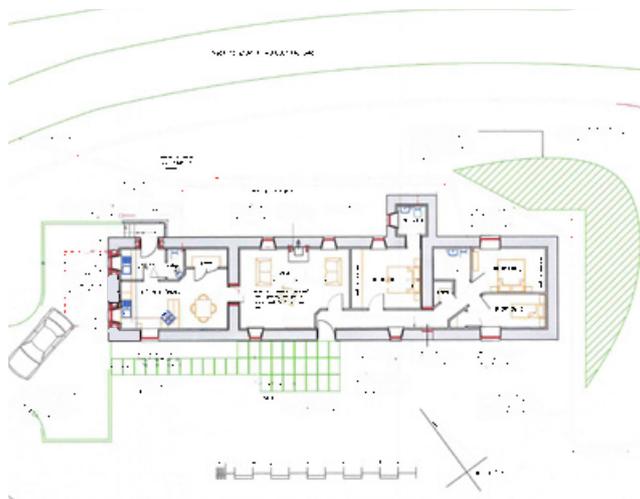
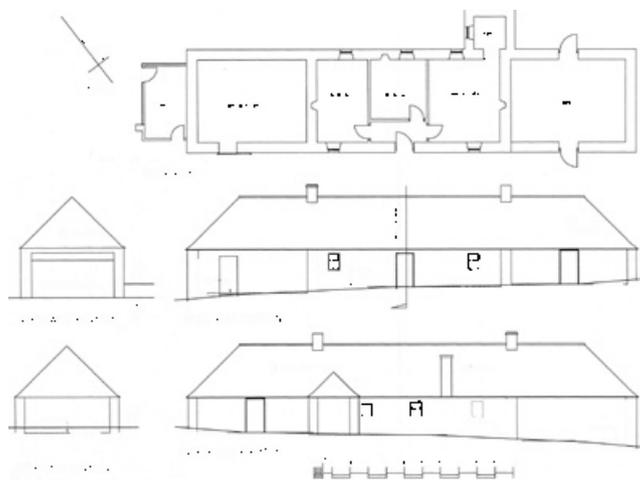
Arniefoul Bothy, Arniefoul, Glamis,
Forfar, Angus, DD8 1UD



Unique opportunity to purchase a derelict bothy set within a large garden with outstanding unobstructed views having full planning permission for conversion into a 3 bedroom house. Planning Permission Reference: ANGUS COUNCIL 16/00523/FULL. The subject is located in a pleasant rural situation to the north of the historic village of Glamis famed for its stunning castle and which provides local amenities include primary schooling, essential shopping and a hotel. The property is a short drive into both Forfar and Dundee.

Representing outstanding development opportunity the property will come fully serviced and architect's drawings will be made available by the vendors. The approved development is for a 1,200sq ft home , with 3 bedrooms, 2 bathrooms, a spacious living room, kitchen diner, and utility room.

The property has been uninhabited for over 10 years and hence the build cost should, subject to approval, be VAT exempt.





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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.