

Fixed Price 295,000



This superior architecturally designed family Villa is linked to the neighbouring property by the garages only and has been finished to high specifications throughout to provide exceptional and extremely spacious accommodation on two levels.

The subjects were built in 2008, are in fresh and stylish decorative order and benefit from double glazing set within timber framing and LPG central heating. All floor coverings (including natural wood flooring), blinds and integrated hob, oven, microwave, extractor hood, fridge, freezer and dishwasher are included. Room sizes are generously proportioned and will easily suit the needs of the growing family.

Externally there are low maintenance private gardens with useful garage (with roller door and attic storage space) and driveway. The front garden is mainly laid to lawn with a herbaceous border, stone wall, timber fencing and bounds onto open countryside. The secluded enclosed rear garden is stone chipped with paved patios.

A wide range of services at nearby Brechin and Montrose include schools, shops and recreational facilities. Further popular amenities are within easy access at Cities of Aberdeen and Dundee.

The property is thought to be ideally suited to those desiring a rural location and early viewing is highly recommended to fully appreciate the quality and setting of the subjects on offer.

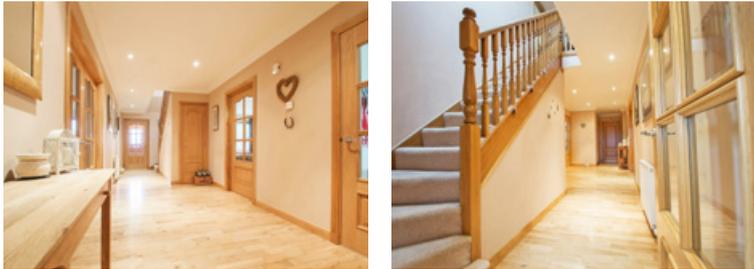
4 Powmill Steading, Farnell, Brechin, DD9 6UD
Room Dimensions

Lounge	19'6 x 16'	(5.94m x 4.88m)
Dining Kitchen	26'3 x 11'10	(8.00m x 3.61m)
Utility Room	12'9 x 5'6	(3.89m x 1.68m)
Bedroom 4	19'6 x 12'9	(5.94m x 3.89m)
En-suite Shower Room	9' x 4'	(2.74m x 1.22m)
Cloakroom w/c	6'4 x 3'	(1.93m x 0.91m)
Master Bedroom	16' x 11'8	(4.88m x 3.56m)
En-suite Shower Room	9' x 4'	(2.74m x 1.22m)
Bedroom 2	18'6 x 12'9	(5.64m x 3.89m)
Bedroom 3	18'6 x 12'9	(5.64m x 3.89m)
Bathroom	10'8 x 9'4	(3.25m x 2.84m)



Illustrative only. Not to scale.





Thorntons

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1 Public



4 Bed



3 Bath



Garage and
Drive



EPC Rating



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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.