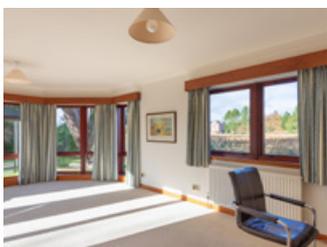


Thorntons

Let's get a move on!



Offers Over £500,000

Home Report Valuation £580,000



Millfield, Inchbarr, By Edzell, DD9 7QJ

This is an outstanding opportunity to obtain a detached storey and half bungalow completed in 1995 to high specification and has been well maintained to provide exceptional accommodation over two floor levels. This quality home is in tasteful decorative order and benefits from double glazing, gas central heating, good sized rooms with adaptable usage and will be sold with floor coverings, security alarm, curtains, blinds, dishwasher, gas hob, double oven, extractor hood, washing machine, tumble dryer, freezer and fridge included. There are ample storage facilities throughout, including within the partly floored attic/eaves areas which have light. The accommodation comprises; 3 public rooms, breakfast kitchen, utility room, cloakroom w.c., 6 double bedrooms (2 E/S), 2 luxury bathrooms - all ideally suited to the needs of the growing/larger family. External and internal archways form part of the character of this property.

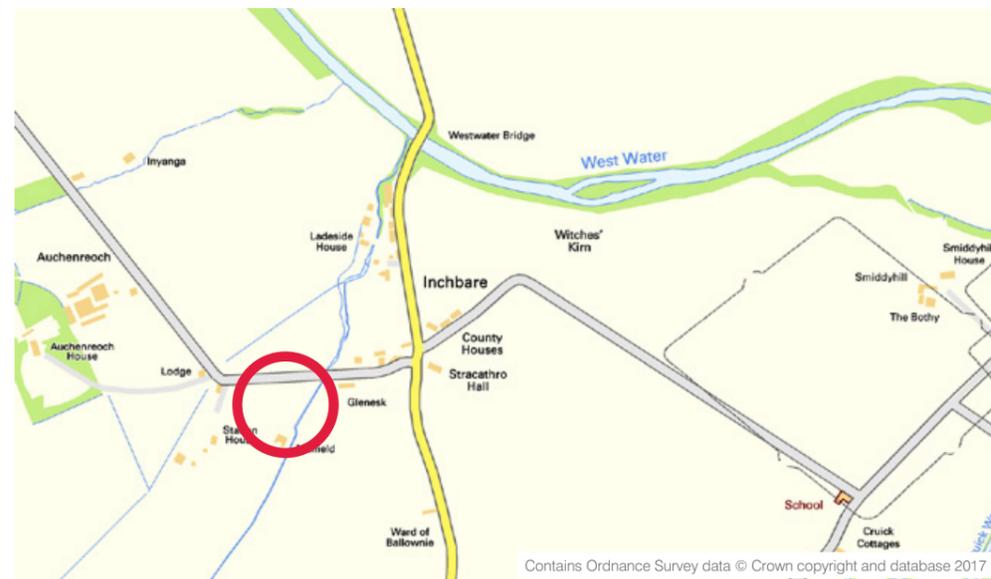
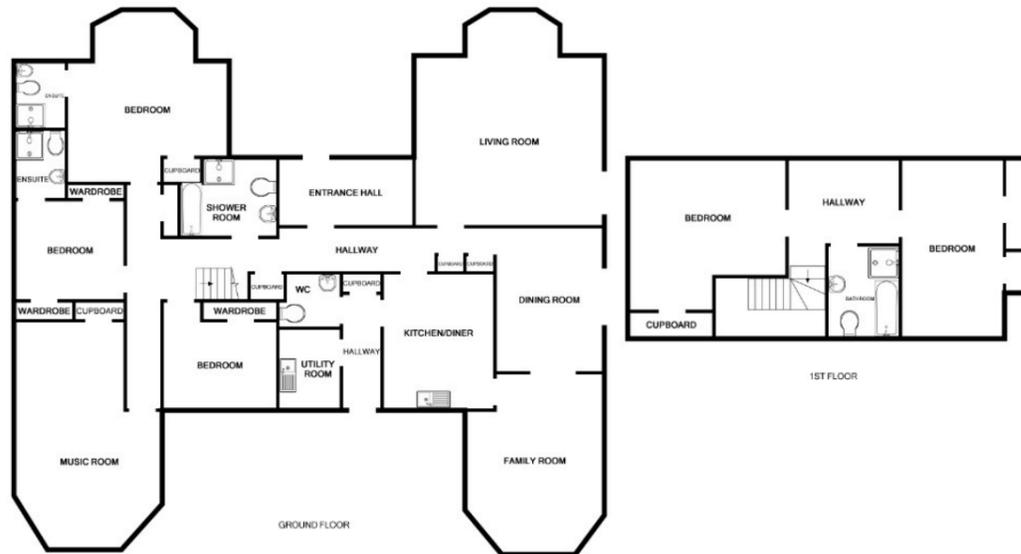
Externally the impressive pillared/gated entrance affords access to the long sweeping driveway through sheltered landscaped gardens with numerous Rhododendrons, Azaleas, mature deciduous trees, Scots Pine, shrubs, neatly manicured lawns, 2 timber pedestrian bridges over the meandering stream, external lighting and a feature centre piece fountain. Follow the gravel drive to the rear of the property and there is a detached triple garage with 3 remote controlled doors, light and power and parking for a large number of vehicles. The detached stable block is close by and has an automatic roller door, 2 horse boxes, tack room, water supply and a large floored hay loft. This building may have other uses subject to obtaining appropriate planning permission etc. To the side is a useful clothes drying area and potting shed. The 3 inter-connecting pony paddocks (one of which has access to fresh water from the stream) are ideal for those with an equestrian interest.

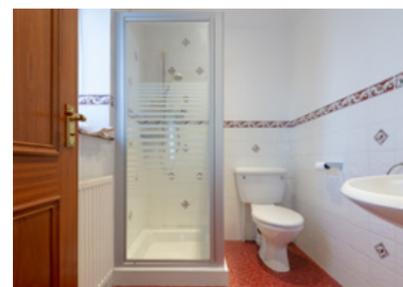
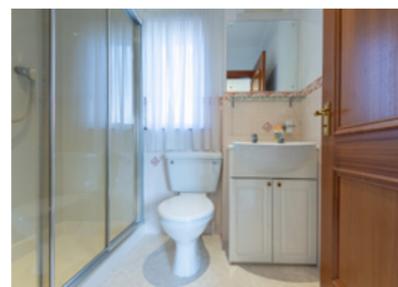
Millfield is located on the edge of Inchbare and takes full advantage of the pleasant views available across surrounding countryside including the hills surrounding Glen Esk. The A90 dual carriageway is only 1 mile away and provides easy access to surrounding towns, villages and the cities of Dundee and Aberdeen. Early viewing is highly recommended to fully appreciate the high standard of finishings and the setting of the subjects on offer.



Room Dimensions

Vestibule	11'0 x 5'9	(3.35m x 1.75m)
Lounge	22'0 x 19'8	(6.71m x 5.99m)
Dining/Sitting Room	14'0 x 10'5	(4.27m x 3.18m)
Family/Dining Room	18'3 x 15'2	(5.56m x 4.62m)
Breakfast Kitchen	14'0 x 10'11	(4.27m x 3.33m)
Utility Room	8'2 x 6'0	(2.49m x 1.83m)
Cloakroom w.c.	5'7 x 5'3	(1.70m x 1.60m)
Bathroom 1	10'0 x 8'6	(3.05m x 2.59m)
Master Bedroom	15'9 x 15'5	(4.80m x 4.70m)
En-Suite Shower Room	7'1 x 5'3	(2.16m x 1.60m)
Bedroom 2	10'9 x 8'6	(3.28m x 2.59m)
En-Suite Shower Room	6'9 x 5'2	(2.06m x 1.57m)
Bedroom 3/Study	21'4 x 14'10	(6.50m x 4.52m)
Bedroom 4	11'2 x 10'6	(3.40m x 3.20m)
Upper Landing	12'10 x 7'6	(3.91m x 2.29m)
Bedroom 5	17'5 x 12'2	(5.31m x 3.71m)
Bedroom 6	14'0 x 13'11	(4.27m x 4.24m)
Bathroom 2	9'5 x 8'0	(2.87m x 2.44m)





Thorntons

Let's get a move on!

Forfar: 53 East High Street, Forfar, Angus DD8 2EL

Tel 01307 466886

E: forfar@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Edinburgh: Tel 0131 225 8705 E: edinburgh@thorntons-law.co.uk

Kirkcaldy: Tel 01592 803400 E: kirkcaldy@thorntons-law.co.uk

Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perthea@thorntons-law.co.uk

St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

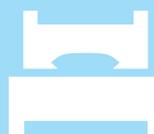
thorntons-property.co.uk



3 Public



TRIPLE GARAGE &
DRIVE



6 Bed



EPC Rating



3 Bath

Thorntons is a trading name of Thorntons Law LLP.

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.