



CRASK

WEST MUIR, BRECHIN, ANGUS

Galbraith



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Modern family home surrounded by lovely Angus countryside

Brechin 2 miles ■ Dundee 27 miles ■ Aberdeen 42 miles

- 3 reception rooms. 5 bedrooms (1 en suite). Bathroom. WC.
- Garage connecting to workshop/Boot Room.
- Generous monobloc driveway.
- Spacious garden with terrace and deck.
- Lovely rural location ideal for commuting.



Galbraith

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 OnTheMarket

SITUATION

Crask is situated on the edge of a small rural settlement and enjoys a lovely setting surrounded by open countryside with outstanding views to the north to the Angus hills. Brechin is about 2.5 miles to the east and is a sizeable town with an excellent range of shops and professional services as well as a cathedral, and community centre with a gym and a 25m pool.

Primary and secondary schooling are available in Brechin and there are also well-regarded independent schools within daily commuting distance including the High School of Dundee and Lathallan School. Dundee (27 miles) has undergone a wealth of regeneration in recent years and provides an excellent range of shops, services and cultural attractions as well as an airport with regular flights to London City. The cities of Aberdeen and Edinburgh are within easy reach by car and provide a further range of larger city amenities including international airports.

DESCRIPTION

Crask is built of rendered walls under a series of tiled roofs and it offers flexible and well-proportioned accommodation over two levels extending to about 250 sqm. Internally the accommodation is in excellent decorative condition and benefits from high quality laminate and hard wood flooring throughout much of the ground floor. The sitting room benefits from a corner wood burning stove and connects to the dining room and sun room. The kitchen benefits from a breakfast bar and sitting area and has glazed doors opening out to a west facing garden terrace. The sun room was built in more recent years by the current owner and it connects beautifully to the sitting room. The sun room has windows on three sides and doors leading to a garden deck. The ground floor also benefits from an office, utility room and WC.

The bedroom accommodation on the first-floor benefits from excellent storage and offers four bedrooms (1 en suite), a family bathroom as well as a games room/bedroom.

ACCOMMODATION

Ground Floor: Porch, kitchen/dining room, sitting room, sun room, office, WC, utility room.

First Floor: 5 bedrooms (1 en suite), bathroom.

GARDEN

Crask is approached from the public road by a shared tarmac drive which leads up to a generous monoblock parking area in front of the garage and workshop. Paths lead round to the side and rear of the house to an extensive area of lawn fringed by mature trees.

The garden is bounded to the north and west by a post and wire fence and has an outstanding view over open countryside with the Angus hills visible in the distance. To the west side of the house is a lovely terrace leading onto a decked area, which can also be approached from the sun room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Crask	Mains	Mains	Private	Freehold	Oil	Band F	C





DIRECTIONS

From Dundee continue on the A90 in a northerly direction towards Aberdeen. Turn left at the signpost for Careston and Menmuir and continue for about 1.5 miles. Turn right at the signpost for Brechin (4 miles) and continue for a further 1.5 miles and the tree lined entrance is on the left.

POST CODE

DD9 6RG

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The blinds are included.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in summer 2023.









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