




Craichie Mill Cottage

Craichie Mill Cottage, Craichie, Forfar, Angus, DD8 2LT

Galbraith

A lovely cottage in a superb location close to Forfar and Dundee


Forfar 4 miles Arbroath 11 miles Dundee 14 miles

 3  1  1

Kitchen, Sitting Room, 3 bedrooms

A pretty cottage with flexible and spacious accommodation

Superb views over the surrounding countryside

A lovely garden with additional paddock ground

A great location ideal for Forfar and Dundee

Offers Over £225,000

Situation

Craichie Mill Cottage sits in a superb location near the town of Forfar in the county of Angus. Forfar, just 10 minutes drive to the northwest, is a popular town with great facilities including local and national retailers, supermarkets, primary and secondary education and a medical centre. The centre of the city of Dundee can be reached in just 15 minutes drive and offers a wide range of amenities including local and national retailers, cafes and restaurants, a concert hall, theatre and shopping centres. There are multiple options for education including 2 universities and a myriad of sports teams and recreational clubs. Dundee also offers super transport connections with a train and bus station as well as the airport with regular flights to London.



Description

Craichie Mill Cottage is a lovely detached cottage which sits in a pleasant rural situation overlooking the surrounding farmland. The cottage has good sized reception spaces with a sitting room which has a wood burning stove and a kitchen with a good range of wall and base units. There is flexible accommodation with three bedrooms providing ample space for family living.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Kitchen, Utility, 3 Double Bedrooms, Bathroom.

GARDEN

Craichie Mill Cottage has a delightful garden that wraps around the house. The garden is mostly laid to lawn with mature trees and shrubs. Adjacent to the house is a generous gravel parking area with ample room for multiple cars to park.

To the rear of the house is a further area of paddock ground extending to approximately 0.53 acres which provides an opportunity for lovely extended gardens and provides a pleasant buffer between the house and the surrounding farmland.





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 29/04/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Location

DIRECTIONS

From Forfar take the B9128 south, pass through Kingsmuir and then Craichie and Craichie Mill cottage is on the right hand side approximately half a mile after the village.

ACCESS

Craichie Mill Cottage takes access from the public road through the neighbouring farmyard and then via a private drive. A right of access will be granted.



Viewings

Strictly by appointment with Galbraith Perth Tel: 01738 451111 Email: perth@galbraithgroup.com



Tenure

Freehold

Local Authority

Angus Council

Council Tax

B

EPC

E



Services

Water

Mains

Electricity

Mains

Drainage

Private

Central Heating

Oil

Internet

FTTC



Additional Information

SOLICITORS: Turcan Connell, Princes Exchange, 1 Earl grey Street, Edinburgh, EH3 9EE

FIXTURES AND FITTINGS: No items are included unless specifically mentioned in these particulars.

VIEWINGS: Strictly by appointment with the Selling Agents.

Plans

Total Area: 926 Sq Ft - 86.03 Sq M



Approx. Gross Internal Area
926 Sq Ft - 86.03 Sq M
For identification only. Not to scale.
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