



SYDE STEADING STRACATHRO | OFFERS OVER £157,950

0845 301 2222

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# SYDE STEADING

## STRACATHRO

£157,950

You've found another great development opportunity with AMAZING RESULTS!™

Exceptional Development Opportunity in scenic hideaway location set amidst rolling Angus countryside!

AMAZING RESULTS!™ are delighted to offer to the market this exciting opportunity for the development of an existing stone-built traditional steading into three luxuriously appointed homes.

The existing property comprises a former traditional steading and bothy lying just north of Syde Farmhouse. The subjects feature some attractive architectural features with cattle hold, feeding area, numerous stores, garage, granary and former bothy on two levels.

### DESCRIPTION

The property has been granted full planning permission for conversion and extension of the redundant farm buildings to form three residential 3 or 4 bedroom homes, each benefiting from garden ground. For reference the planning number is Angus Council, Planning Department, 15/00662/FULL.

The site is nestled within the beautiful farmland of Angus and offers an excellent opportunity to create an exclusive, rural development in a wonderful countryside setting.

Just over half an acre 0.56 of an acre (0.225 hectares).

For further information including existing layout, proposed plans and plot etc please contact your local AMAZING RESULTS!™ Estate Agent Colin Jenkins.

### SITUATION

Syde Steading is situated in a beautiful rural setting accessed from a minor road off the A90 and offers superb views over the surrounding agricultural fields to the Cairngorms beyond.

All principal towns are with reasonable distance with Brechin 3 miles, Edzel 4 miles, Laurencekirk 8 miles, Montrose 9 miles, Dundee 28 miles, and Aberdeen 37 miles.

### KEY FEATURES

- \* STONE-BUILT STEADING
- \* SCENIC COUNTRYSIDE SETTING
- \* EXCEPTIONAL DEVELOPMENT OPPORTUNITY
- \* FULL PLANNING CONSENT FOR THREE LUXURY HOMES
- \* IDYLIC RURAL SETTING
- \* SUPERB VIEWS
- \* A90 ALLOWS SWIFT ACCESS NORTH AND SOUTH

### ARRANGE A VIEWING

Viewing by appointment, please call your local AMAZING RESULTS!™ Estate Agent Colin Jenkins to see this development today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this Development opportunity or to arrange a viewing online and find many more properties available 'For Sale', please visit our website now.

### LOOKING TO SELL?

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™**

0845 301 2222

on





Colin Jenkins

Professional Estate Agent

0845 301 2222 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

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