

1 and 2 Fernlea

FORFAR ROAD, ARBROATH, DD11 3RA



Unique and substantial majority part of this mansion sitting in a generous plot of around an acre of land



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McEwan Fraser Legal is delighted to introduce to the market this prestigious home of merit to its current owners. Internally, the house unravels to reveal a capacious living space with a natural flow. This unique and substantial majority part of this mansion sits in a generous plot of around an acre of land with mature trees and a lawned garden with a turning circle and gated drive. Outside there is ample parking, a double and a single garage and a log cabin with a bar, pool table and lounge. On offer is the main part of the Mansion along with a one-bedroom apartment, currently on a separate title and serving as a successful holiday let but with the possibility to re-instate into the main body of the house.

THE ENTRANCE HALL



The entrance hall is complete with decorative and period features, with an inner door consisting of painted Victorian glass, leading to the entrance hallway and kitchen. The reception hallway is impressive with a 'Grand' turning staircase leading the eye upwards. The fine period details add to the warm glamour of this home which has been decorated in a contemporary style.

The kitchen/breakfast room is impressive and fitted with a comprehensive range of eye and base level units with contrasting work surfaces incorporating a sink unit with a mixer tap and drainer. The kitchen has space for a breakfast table with chairs. There is a tiled floor and a beamed ceiling. A range cooker with an extractor hood holds centre court and there is a built-in dishwasher and integrated fridge. The room then leads open plan to the dining room or family room, which has a swathe of windows covering two aspects of the room flooding the space with natural daylight. A decorative feature fireplace has a gas 'real flame' fire to add a focal point and gravitas to this elegant public room.

THE KITCHEN



THE DINING/FAMILY ROOM



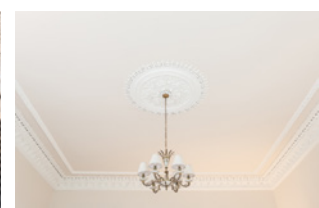
windows covering two aspects of the room
flooding the space with natural daylight



THE DRAWING ROOM



From the hallway you have access to the impressive formal drawing room with high ceilings, decorative ceiling rose and coving, dual aspect outlook through large sash and case windows with shutters and a marble fireplace with open fire. This room has been decorated in a luxurious, contemporary styling that marries well with the grandeur of the elegant proportions. The remaining rooms downstairs include a generous utility room (which has a deep butler sink), with a small cellar below, a cloakroom with the potential to add a shower, a storage room that has the potential for a study perhaps, and a rear lobby and porch.



THE UTILITY





On the upper floor, an impressive landing gives access to all bedrooms with a light-filled area to sit and look out the window or read the morning paper.

THE STAIRS & LANDING



The master bedroom enjoys a corner of the building with a beautiful outlook over the grounds through the dual aspect sash windows. Bedrooms two & three are both large double rooms, with dual aspect windows, with bedroom two having a feature marble fireplace and bedroom three containing a wood fireplace with cast iron inset, this room also has a storage cupboard. Bedrooms four and five share a study or games room and bedroom four benefits from an en-suite shower room. Bedroom six has been transformed into a dressing room.

THE MASTER BEDROOM & EN-SUITE





BEDROOM 2



BEDROOM 3



BEDROOM 4 & EN-SUITE



BEDROOM 5, 6 & GAMES ROOM



Bedrooms four and five share a study or games room and bedroom four benefits from an en-suite shower room. Bedroom six has been transformed into a dressing room



THE BATHROOM



Making the most of the main door of the original building is an elegantly proportioned apartment held under a separate title and currently being operated as a successful holiday let. The apartment offers accommodation on the ground floor and is ideal for an extended family to cohabitate, yet remain completely independent. The elegant proportions add to the classic details to create an impressive residence.

THE APARTMENT



The main lounge benefits from a dual aspect. A feature fireplace adds a period focal feature and there is more than ample room for formal dining alongside soft furnishings. The bedroom is equally impressive with a fireplace and sunny outlook. A galley kitchen and a bathroom are accessed off the hall.

APARTMENT LOUNGE



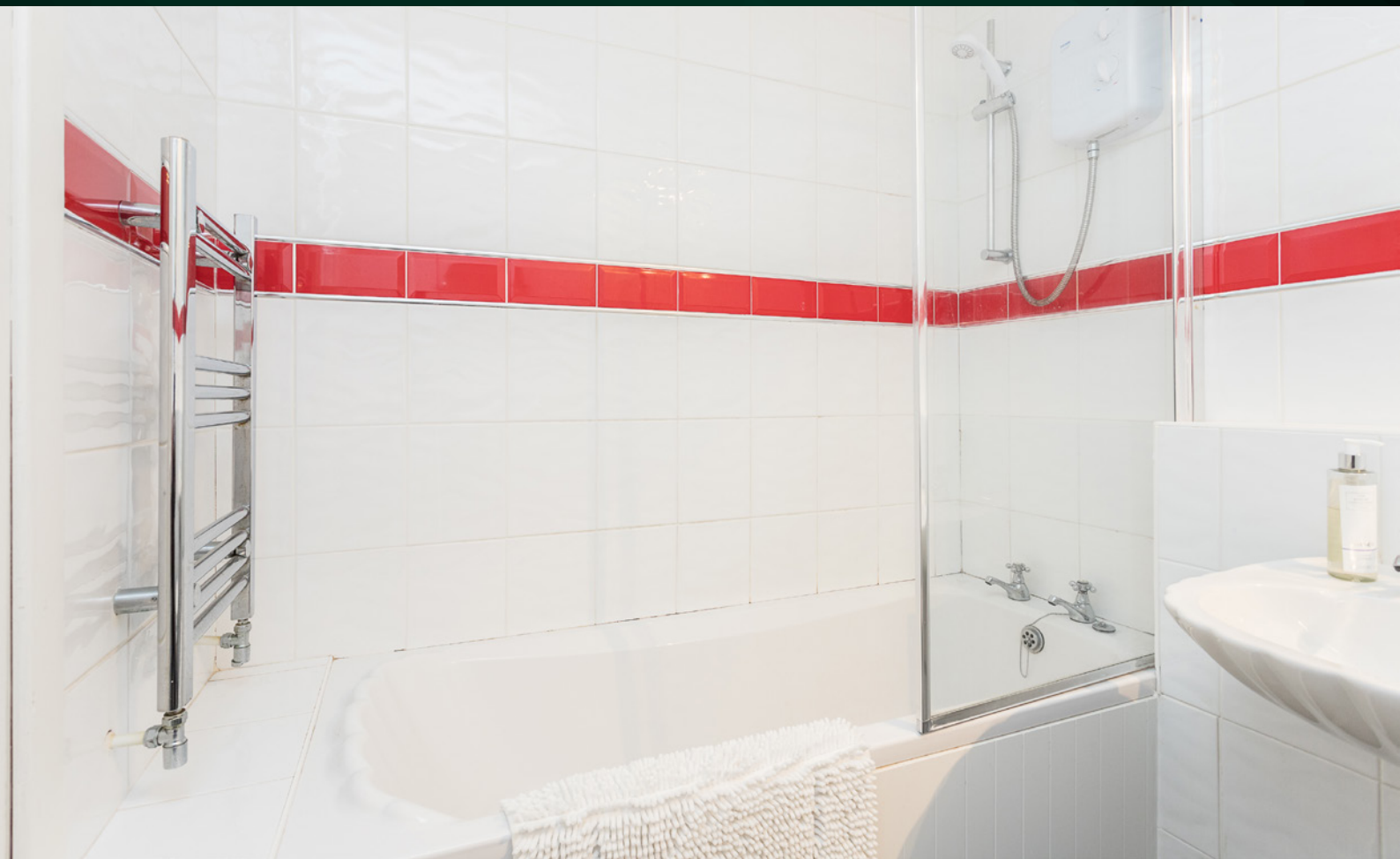
APARTMENT KITCHEN



APARTMENT BEDROOM



APARTMENT BATHROOM



THE GARDEN ROOM



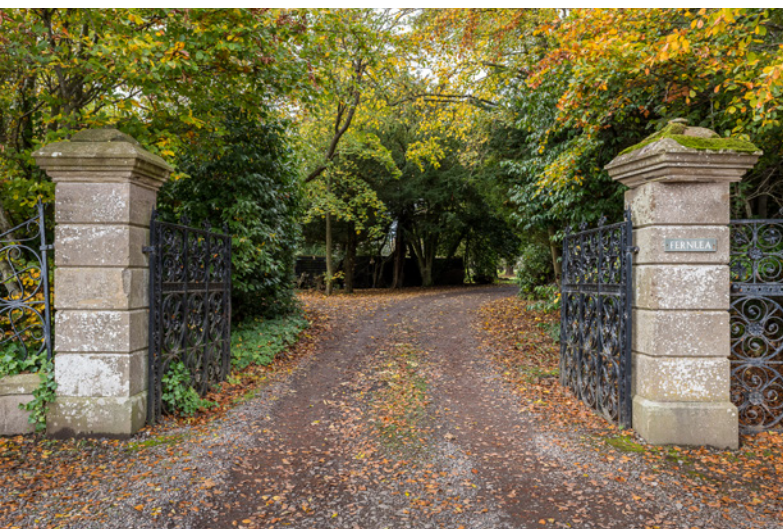
Adding to the wonderful amenity of this handsome property is a large log cabin holding a bar, a pool table and a substantial lounge area. What better way to entertain friends or escape to?



Outside you have a patio area by the front door, secure and enclosed by a cast iron gate making it perfect for small people or dogs to play safely. Ample parking is accessed from here with around an acre of private garden grounds including woodlands with mature conifers and hedging. A gated drive leads from the main road to the house with further access to a detached double garage with up-and-over doors, light and power. The drive also gives access to a two-bedroom apartment to the rear of the house. This property is under different ownership.

An impressive, elegantly proportioned home of merit with substantial grounds yet within easy reach of most local amenities.

THE GARDEN





sits in a generous plot of just around an acre of land with mature trees and a lawned garden with a turning circle and gated drive



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Kitchen	4.80m (15'9") x 1.60m (5'3")
Dining/Family Room	4.80m (15'9") x 4.80m (15'9")
Drawing Room	6.80m (22'4") x 5.50m (18'1")
Utility	4.33m (14'2") x 2.20m (7'3")
WC	2.20m (7'3") x 2.10m (6'11")

First Floor

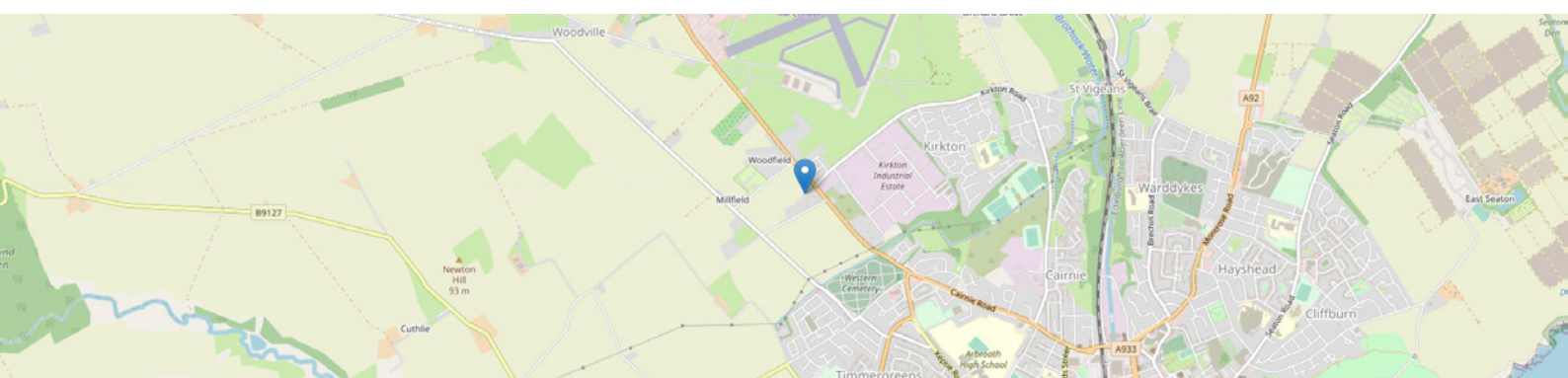
Master Bedroom	6.90m (22'8") x 5.40m (17'9")
En-suite	2.86m (9'4") x 2.20m (7'3")
Bedroom 2	4.80m (15'9") x 4.72m (15'6")
Bedroom 3	4.73m (15'6") x 4.50m (14'9")

Bedroom 4	4.60m (15'1") x 2.70m (8'10")
En-suite	3.60m (11'10") x 2.20m (7'3")
Bedroom 5	4.60m (15'1") x 2.60m (8'6")
Bedroom 6/Dressing Room	3.42m (11'3") x 2.20m (7'3")
Games Room	5.40m (17'9") x 2.20m (7'3")
Bathroom	4.78m (15'8") x 3.40m (11'2")

The Apartment

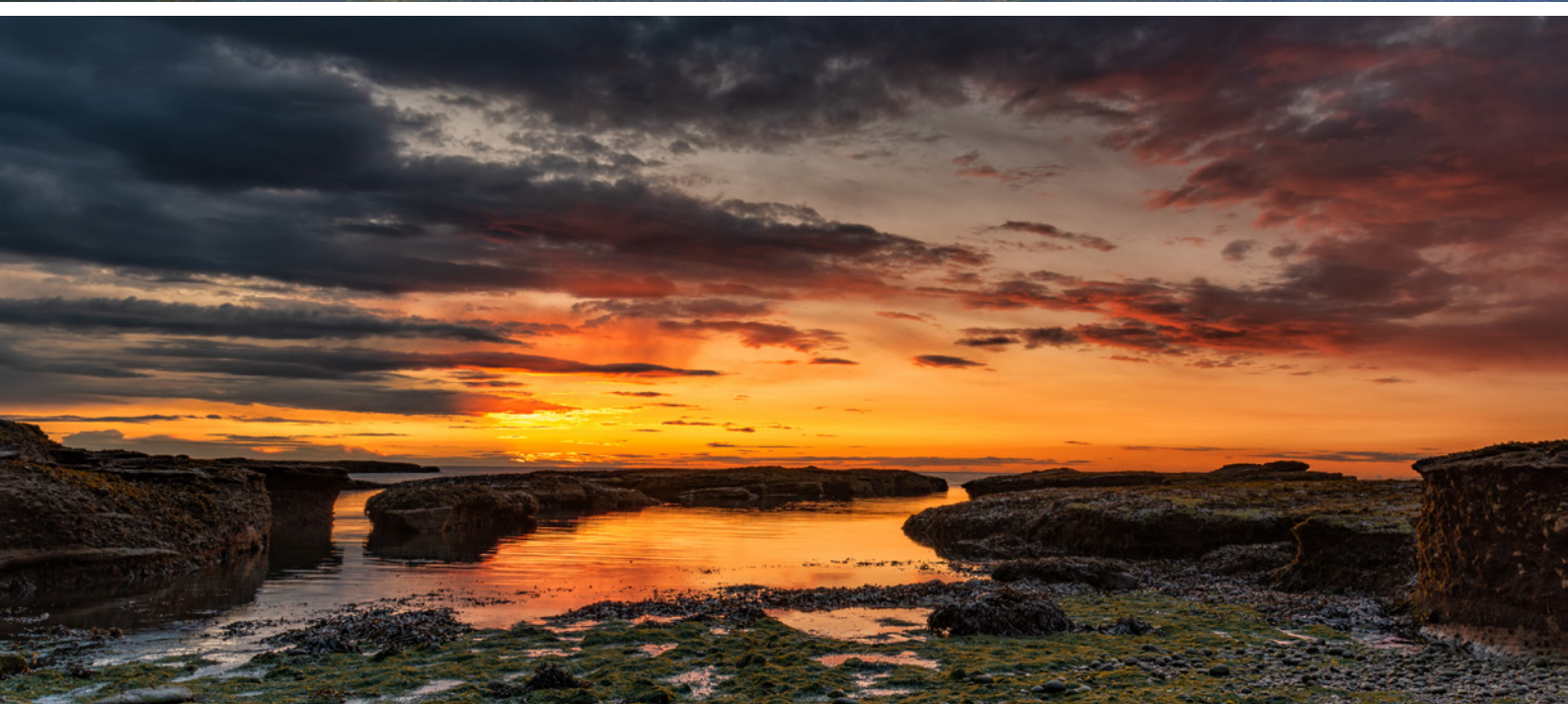
Kitchen	4.80m (15'9") x 4.80m (15'9")
Bathroom	2.20m (7'3") x 1.80m (5'11")
Bedroom	4.80m (15'9") x 4.50m (14'9")
Lounge	6.90m (22'8") x 5.50m (18'1")

Gross internal floor area (m²): 370m²
EPC Rating: D



THE LOCATION

Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and water sports and also a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns of Montrose, Forfar, Kirriemuir and Carnoustie.





The A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has its own railway station. Arbroath, which lies on the North East coast is a charming town steeped in history, the large sandstone Abbey standing central to the town being the place where the declaration of Arbroath was signed. The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage. Fishing is still a very important industry and the town is renowned for the Arbroath Smokie.



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