

Lismore Cottage

ROUNDYHILL, FORFAR, DD8 1QD



A charming rural semi-detached cottage that epitomises the essence of tranquil countryside living



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Nestled in the picturesque hamlet of Roundyhill, between the iconic Glamis Castle and the quaint town of Kirriemuir, lies a charming rural semi-detached cottage that epitomises the essence of tranquil countryside living.

THE LOUNGE



As you step into this delightful abode, you are greeted by a warm and inviting living room boasting a front aspect, offering a serene view of the surrounding landscape. The living room seamlessly flows into a hallway, leading you to discover the heart of the home - a modern kitchen. The kitchen features fitted appliances, ensuring both functionality and style.

THE KITCHEN





This enchanting cottage boasts two double bedrooms, providing ample space for rest and relaxation, and a bathroom, thoughtfully designed to cater to contemporary needs. With double glazing and oil-fired central heating, comfort is assured throughout the seasons, allowing you to unwind in cosy comfort after a day spent exploring the idyllic countryside.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Outside, a garden stretches the width of the property, offering a verdant retreat where one can bask in the beauty of nature. Planning permission for a conservatory adds the potential for further enhancement, providing an ideal space to immerse oneself in the tranquillity of the surroundings.

Backing onto picturesque fields, the property offers uninterrupted views of the rolling countryside, creating a sense of serenity and connection with nature. Adjacent to the cottage stands an attached barn, currently housing the boiler, presenting an exciting opportunity for conversion, subject to planning consent, into additional living space, further expanding the possibilities of this enchanting retreat.

To the side of the barn, a spacious garden area awaits, complete with a charming summer house, offering an inviting spot for al fresco dining or simply enjoying the fresh country air. Two parking spaces provide convenience and accessibility, ensuring hassle-free arrivals and departures.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

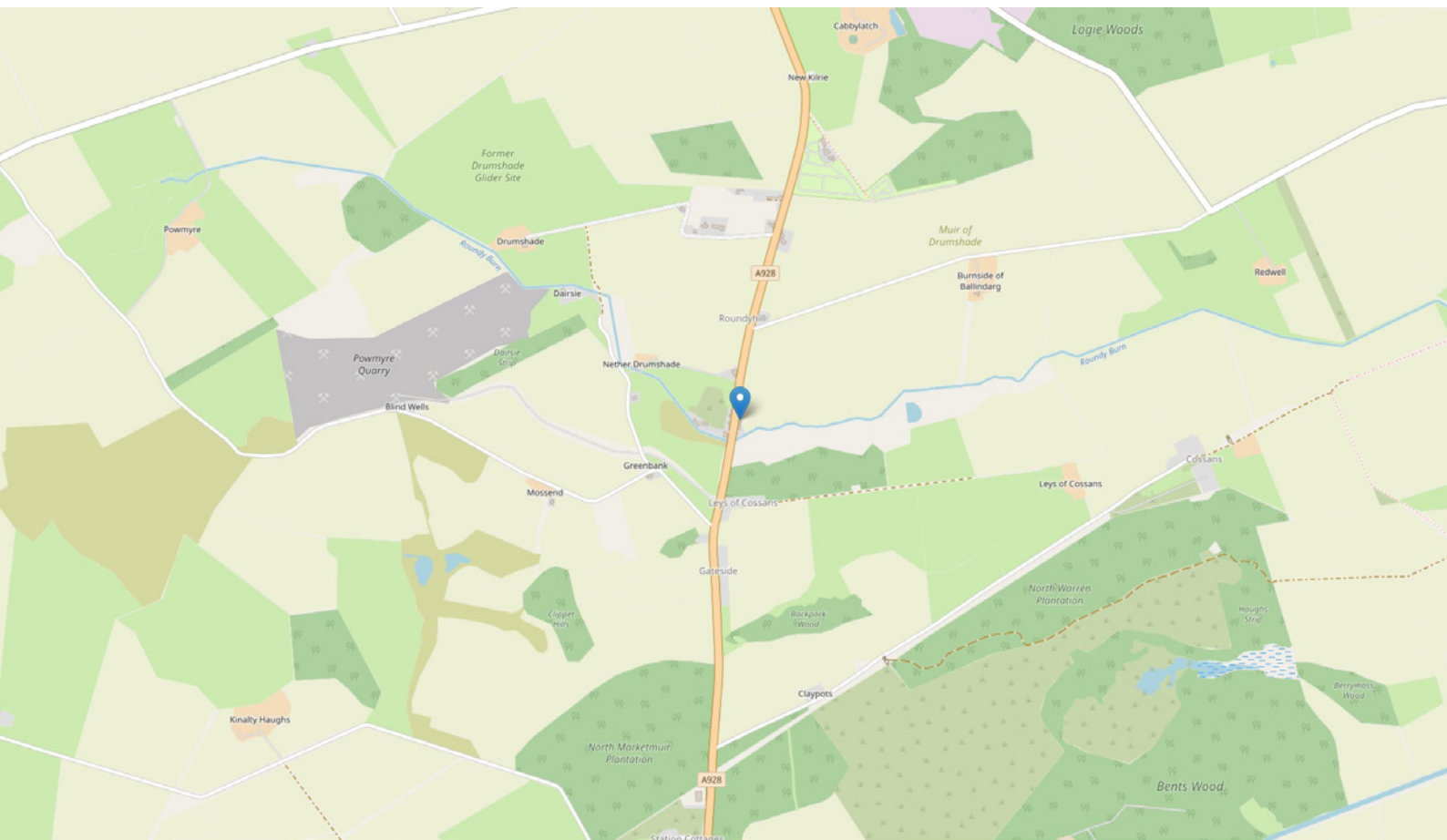
Lounge	4.90m (16'1") x 3.80m (12'6")
Kitchen	3.70m (12'2") x 2.00m (6'7")
Bathroom	2.20m (7'3") x 1.80m (5'11")
Bedroom 1	4.90m (16'1") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")

Garage

7.30m (23'11") x 4.90m (16'1")

Gross internal floor area (m²): 66m²
EPC Rating: D

Extras: Floor coverings, blinds, curtains, fitted appliances and light fittings are included in the sale.



THE LOCATION

Nestled amidst the rolling hills of Angus, just a stone's throw away from the charming town of Kirriemuir and the historic Glamis Castle, lies the quaint hamlet of Roundyhill. Surrounded by picturesque countryside, this idyllic locale offers a serene retreat from the hustle and bustle of modern life. Roundyhill is renowned for its tranquil atmosphere and breathtaking natural beauty. Residents and visitors alike are treated to stunning views of lush green fields, meandering streams, and majestic hills, providing the perfect backdrop for outdoor pursuits and leisurely strolls.





Despite its peaceful ambience, Roundyhill enjoys convenient proximity to the amenities and attractions of nearby Kirriemuir and Glamis. Just a short drive away, residents can explore the quaint streets of Kirriemuir, known as the birthplace of J.M. Barrie, the creator of Peter Pan. Here, charming shops, cosy cafes, and cultural landmarks await, providing a delightful blend of history and modernity. Meanwhile, history buffs and enthusiasts of grand architecture will delight in the proximity to Glamis Castle, a magnificent fortress steeped in centuries of Scottish history and legend. Explore the sprawling grounds, uncover the castle's secrets on a guided tour, or simply marvel at its impressive facade from afar.

For outdoor enthusiasts, the surrounding countryside offers endless opportunities for exploration and adventure. From scenic walks and hiking trails to cycling routes and fishing spots, there's something for everyone to enjoy amidst Roundyhill's natural splendour.

Whether seeking a peaceful retreat, a scenic getaway, or a charming countryside escape, Roundyhill in Angus beckons with its timeless allure and tranquil charm, inviting visitors to discover the beauty and serenity of rural Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.