



Stunning location for this beautiful home with the added opportunity of an income from paying guests. The outhouses, garages and storage alone will be attractive to buyers



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McEwan Fraser Legal is delighted to introduce this stunningly presented three-bedroom bungalow that epitomises elegance and comfort. An impressive gated drive leads to the property, providing a grand entrance and access to the garages.

THE LOUNGE



The spacious and bright lounge is the heart of the home, featuring a cosy log-burning stove that adds warmth and charm.

THE KITCHEN



The modern kitchen boasts clean lines and superb detailing, with an abundance of storage units and worktop space, perfectly complemented by a utility room for added convenience and a well-organised home.





The bungalow offers three well-appointed bedrooms, two of which include built-in wardrobes, ensuring ample storage space. The family bathroom is sleek and contemporary, featuring vanity units and a shower over the bath, providing a luxurious retreat for relaxation.

THE BATHROOM



BEDROOM 1

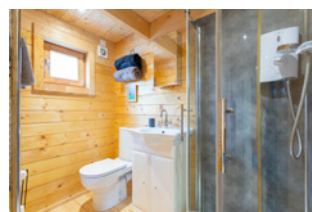


BEDROOMS 2 & 3



An added bonus is the log cabin in the garden, currently serving as a successful Airbnb business. This versatile space is equally suited for guest accommodation or a home office. The cabin includes an open-plan living, kitchen, and bedroom area, along with a stylish shower room, offering a self-contained living space with comfort and privacy.

THE CABIN



Additional outhouses include three garages, one of which is utilised as a workshop, along with a polytunnel and a greenhouse, providing extensive storage and workspace options. A covered terrace invites you to enjoy alfresco dining while taking in the meticulously maintained gardens and stunning views.

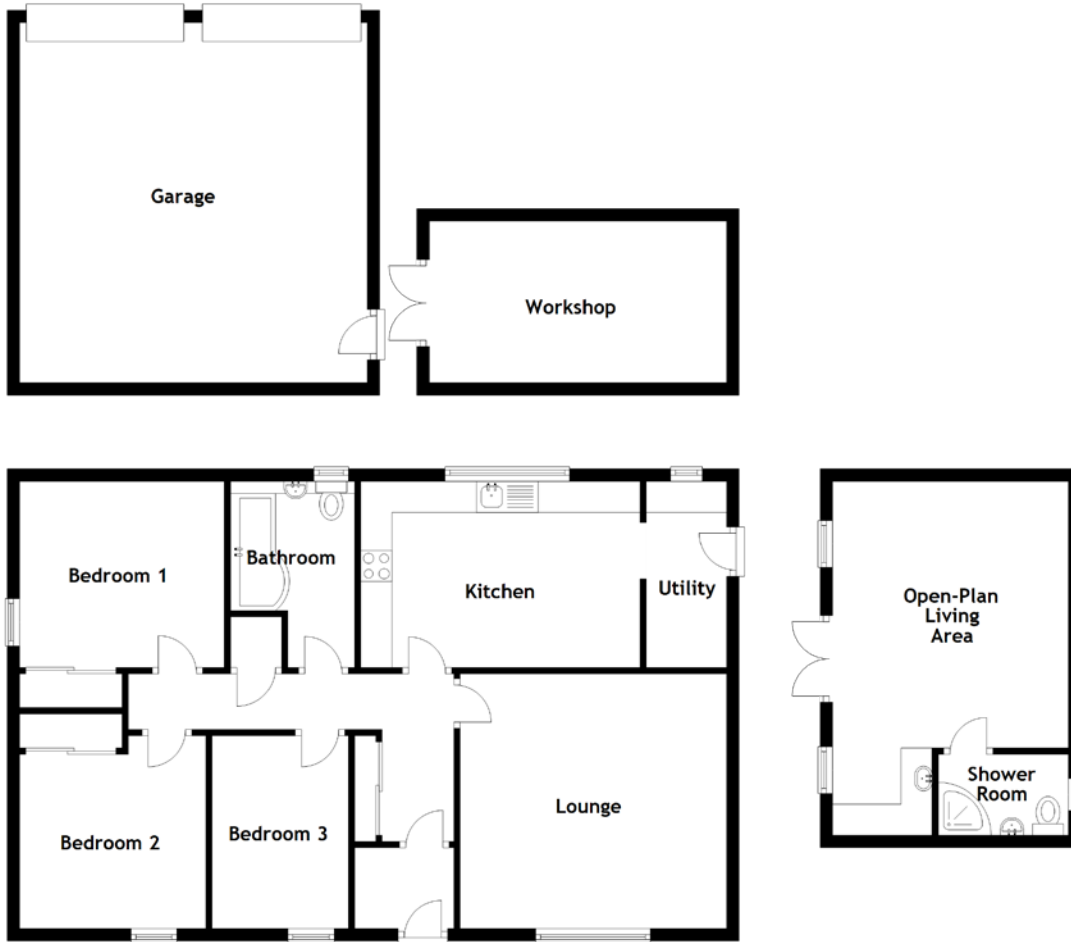
This remarkable property offers a unique blend of sophisticated living, practical functionality, and breathtaking outdoor spaces, making it the perfect home for discerning buyers seeking a blend of luxury and versatility.

EXTERNALS & VIEWS





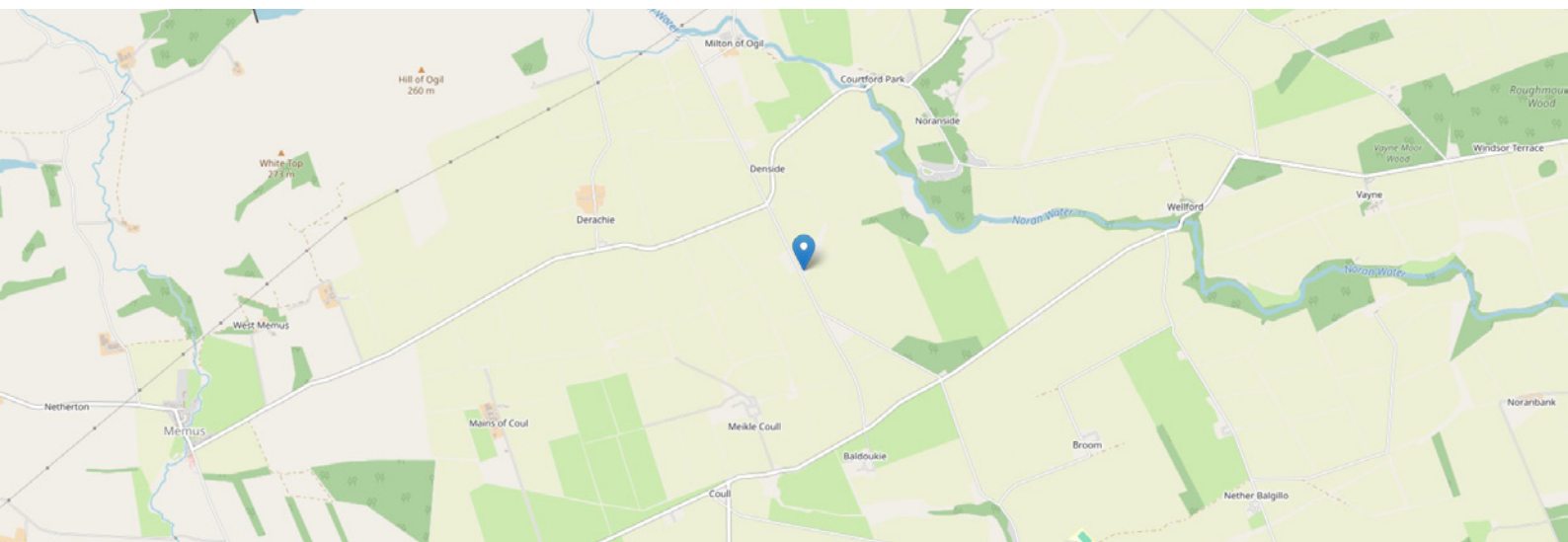
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")	Open-Plan Living Area	5.70m (18'8") x 3.80m (12'6")
Kitchen	4.50m (14'9") x 3.00m (9'10")	Shower Room	2.10m (6'11") x 1.30m (4'3")
Utility	3.00m (9'10") x 1.30m (4'3")		
Bathroom	3.00m (9'10") x 2.00m (6'7")	Garage	5.80m (19') x 5.60m (18'5")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")	Workshop	4.80m (15'9") x 2.60m (8'6")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")		
Bedroom 3	3.10m (10'2") x 2.20m (7'2")		

Gross internal floor area (m²): 84m² | EPC Rating: E



THE LOCATION

Located in the picturesque hamlet of Glenogil, near Forfar, this property offers a serene and idyllic lifestyle surrounded by the natural beauty of Angus. Glenogil is known for its stunning landscapes, rolling hills, and peaceful rural atmosphere, making it an ideal retreat from the hustle and bustle of city life. The property is conveniently located within easy reach of Forfar, a charming market town that provides a wide range of amenities including shops, schools, and healthcare facilities. Forfar is renowned for its community spirit and rich history, offering a variety of local attractions and leisure activities such as the Forfar Loch Country Park, where you can enjoy scenic walks, wildlife spotting, and outdoor pursuits.





Glenogil itself is an outdoor enthusiast's paradise, with numerous opportunities for walking, cycling, and exploring the surrounding countryside. The area is also known for its vibrant agricultural community, adding to the authentic rural charm.

Despite its tranquil setting, Glenogil is well-connected, with good road links to Dundee and Aberdeen, providing access to a wider array of services, shopping, and entertainment options. The nearby A90 ensures that you are never far from modern conveniences while still being able to enjoy the peace and quiet of country living.

This location is perfect for families, professionals, or anyone looking to embrace a more relaxed and nature-focused lifestyle. Glenogil offers a rare combination of scenic beauty, community warmth, and accessibility, making it an exceptional place to call home.



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