

6 East Mains

EDZELL, BRECHIN, DD9 7WE



Well-presented three-bedroom end-terraced home with open countryside views



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious and well-maintained three-bedroom end-terraced house, ideally positioned to enjoy open views over the surrounding countryside. Offering generous internal space and practical layout, this is a superb opportunity for families seeking a comfortable home in a peaceful location.

THE LOUNGE



The accommodation is arranged over two levels. On the ground floor, the property welcomes you with a vestibule leading into a bright hallway that offers excellent storage. The spacious lounge benefits from a dual-aspect outlook, allowing for an abundance of natural light throughout the day. The dining kitchen is well-proportioned and functional, providing ample space for family meals and entertaining. A convenient guest cloakroom and a rear vestibule complete the ground floor layout.

THE KITCHEN/DINER





The upper floor comprises three well-sized bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or nursery space. The family bathroom is modern and tastefully finished, complementing the overall style of the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the home is enhanced by gardens to both the front and rear. The rear garden is particularly attractive, backing onto open fields and offering a tranquil outdoor space for relaxation or play. Ample parking is available to the front of the property.

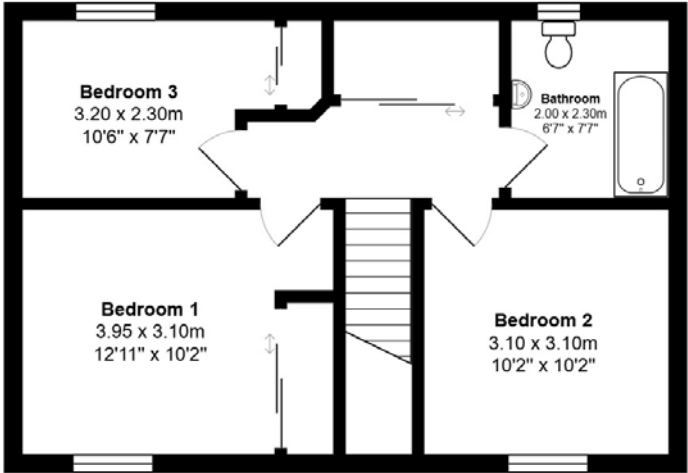
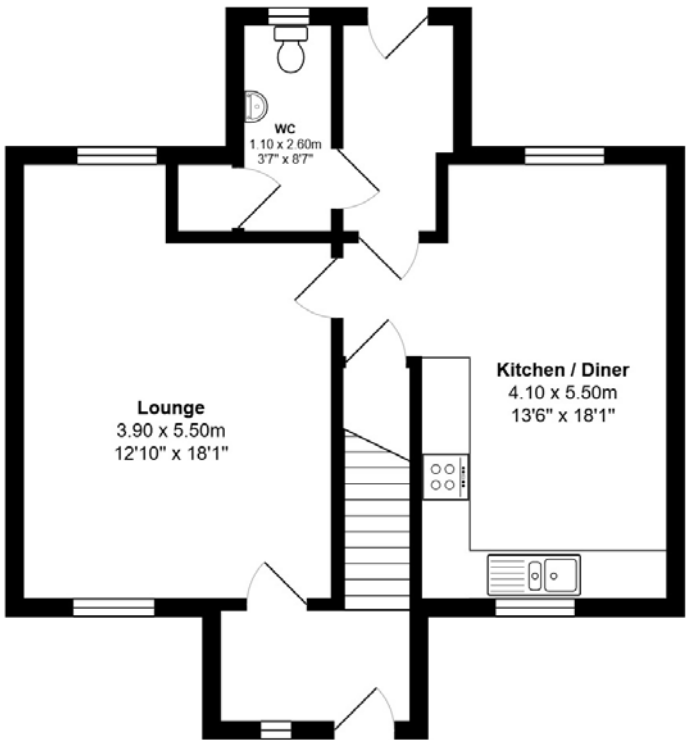
This is an ideal home for a growing family or those seeking the balance of village living with excellent amenities nearby. Spacious, light-filled, and benefiting from countryside views, this property truly offers a comfortable and practical lifestyle.

Early viewing is recommended to fully appreciate the quality and potential of this excellent family home.

EXTERNALS

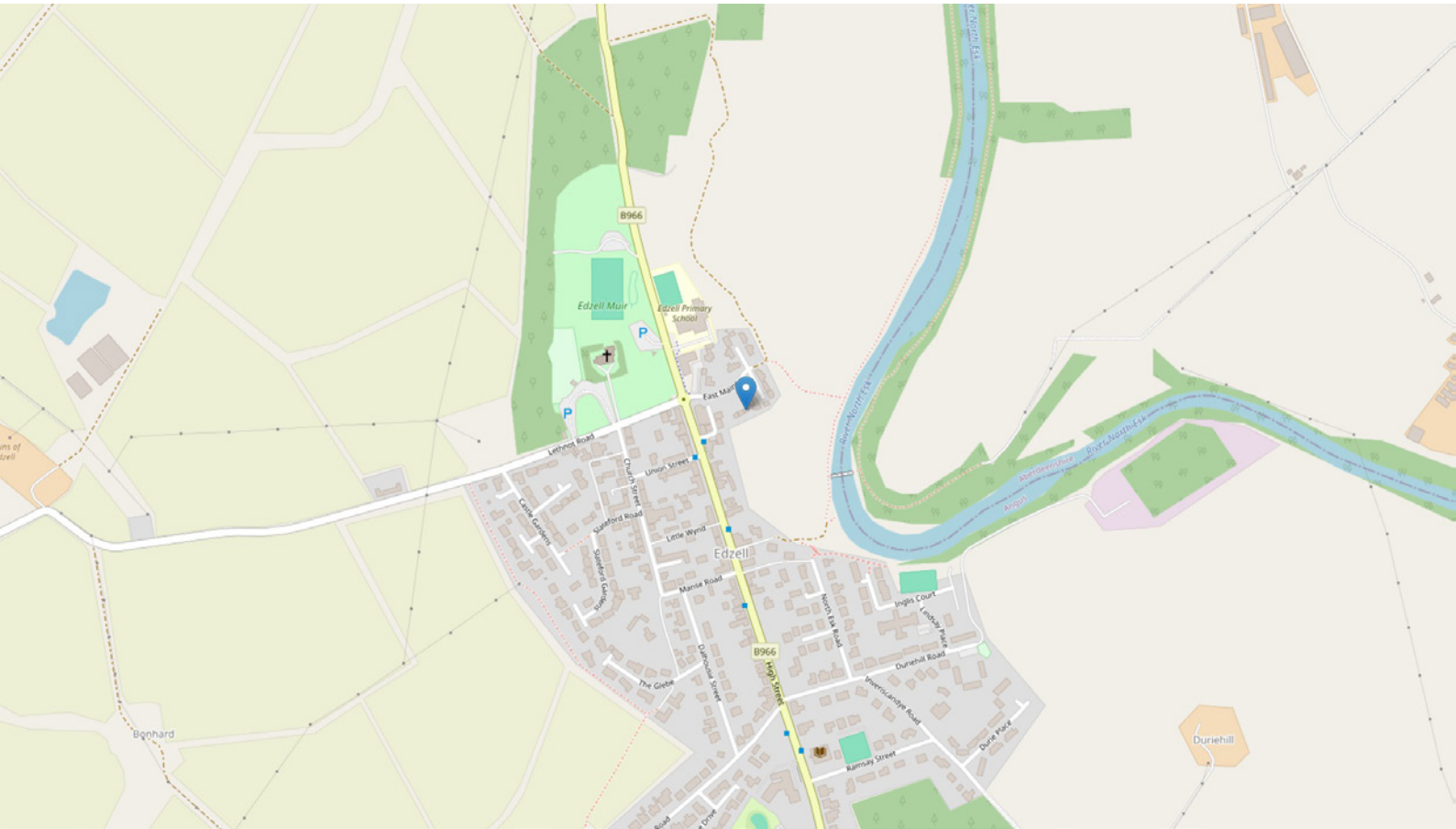


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: B



THE LOCATION

Edzell is a picturesque and historic village located at the foot of the Angus Glens, offering an exceptional quality of life in a peaceful rural setting. Often described as one of Scotland's most attractive villages, Edzell is renowned for its elegant architecture, welcoming community, and beautifully maintained main street, lined with local shops, cafés, and independent businesses.





The village provides a strong sense of community and a safe, family-friendly environment, making it ideal for those seeking a slower pace of life without sacrificing convenience. Edzell boasts a well-regarded primary school, a medical centre, and a range of leisure opportunities including a popular 18-hole golf course, riverside walks, and access to the surrounding countryside for hiking and outdoor pursuits.

Despite its rural charm, Edzell is well-connected, with nearby access to the A90 allowing for easy travel to Brechin, Montrose, and further afield to Dundee and Aberdeen. This balance of tranquillity and accessibility makes Edzell a highly desirable place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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