

Sarah's Cottage

TIGERTON, MENMUIR, BRECHIN, DD9 7RL



Immaculate semi-rural cottage with a modern country feel, stunning lounge views, quality kitchen, three ground-floor bedrooms plus an upper bedroom and study



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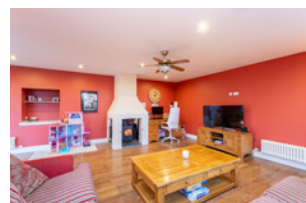
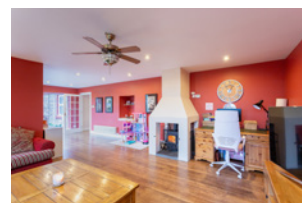


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McEwan Fraser Legal is delighted to present this four-bedroom cottage in Menmuir, Brechin. This beautifully presented semi-rural cottage offers generous, flexible accommodation and an inviting modern-country aesthetic throughout. Finished to an excellent standard, it combines contemporary comfort with the warmth and character of countryside living.

THE LOUNGE

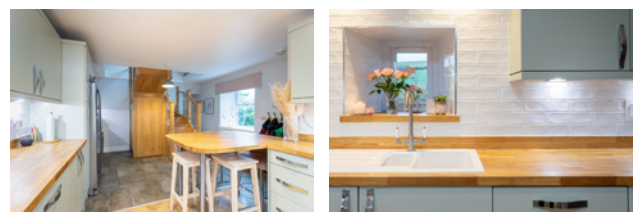


The ground floor hosts a large dual-purpose lounge which offers an exceptional setting for everyday living and entertaining, with a feature stove and expansive glazed doors framing picturesque views over the gardens and open countryside. High-quality flooring and finishes enhance the sense of craftsmanship and care that runs throughout the home.

THE KITCHEN

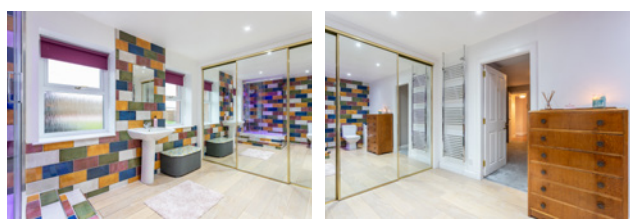


The dining kitchen is a standout feature, fitted with quality cabinetry, a range cooker and a breakfasting bar, creating a sociable and stylish space with a refined country feel.



There are three well-proportioned bedrooms on the ground floor, including a master bedroom with a sleek en-suite shower room.

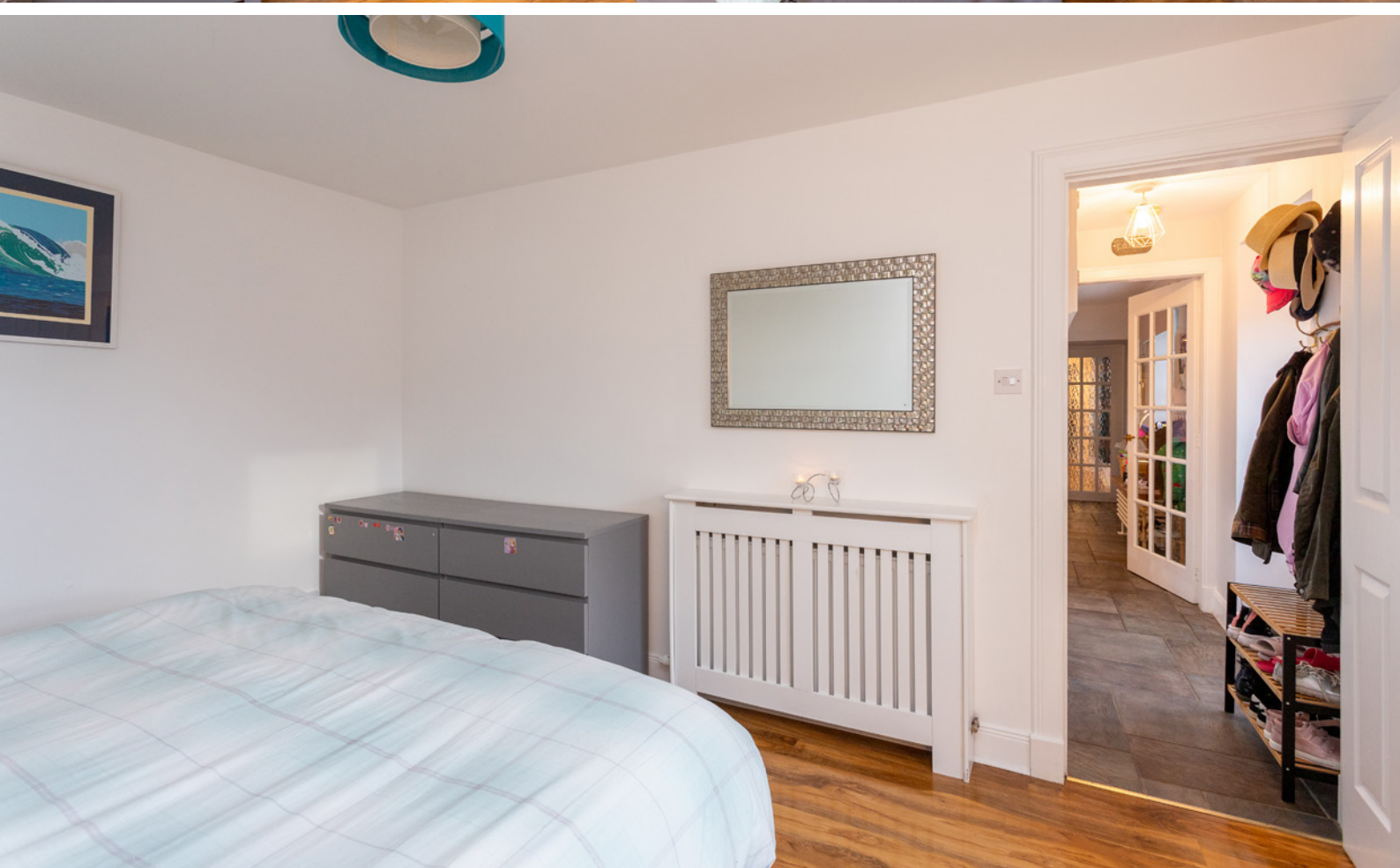
THE MASTER BEDROOM



BEDROOM 2



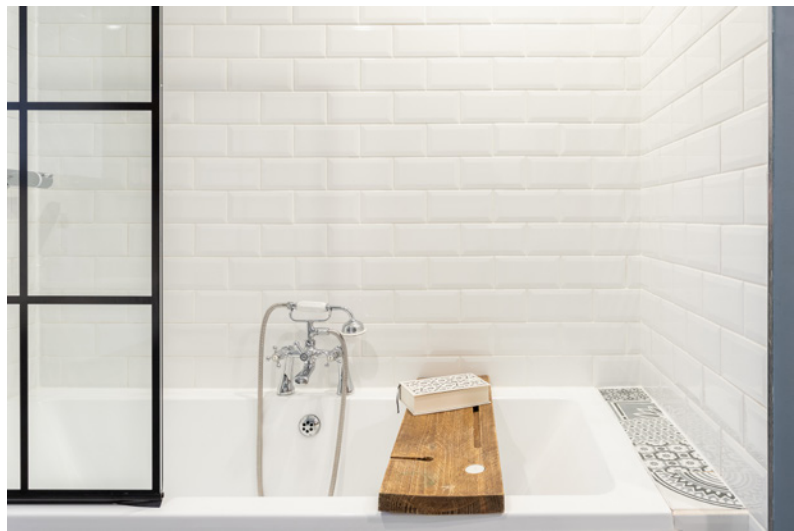
BEDROOM 3



THE BATHROOM



A thoughtfully designed family bathroom provides a shower over the bath and excellent built-in storage.



THE SITTING ROOM & BEDROOM 4



An oak staircase rises to the upper floor, where a fourth bedroom is accompanied by a study or sitting area, ideal for home working, quiet reading or additional family space.



Externally, the property continues to impress. The detached garage has been thoughtfully converted to provide a versatile home cinema, gym, music room or dedicated office, delivering valuable additional accommodation. The well-laid-out garden enjoys open rural vistas, offering peace, privacy and an ever-changing landscape of countryside scenery. Immaculately maintained and rich in quality details, this cottage represents an exceptional opportunity for families, professionals or those seeking a calmer pace of life without compromising on comfort or style.

EXTERNALS, VIEWS & GYM/CINEMA



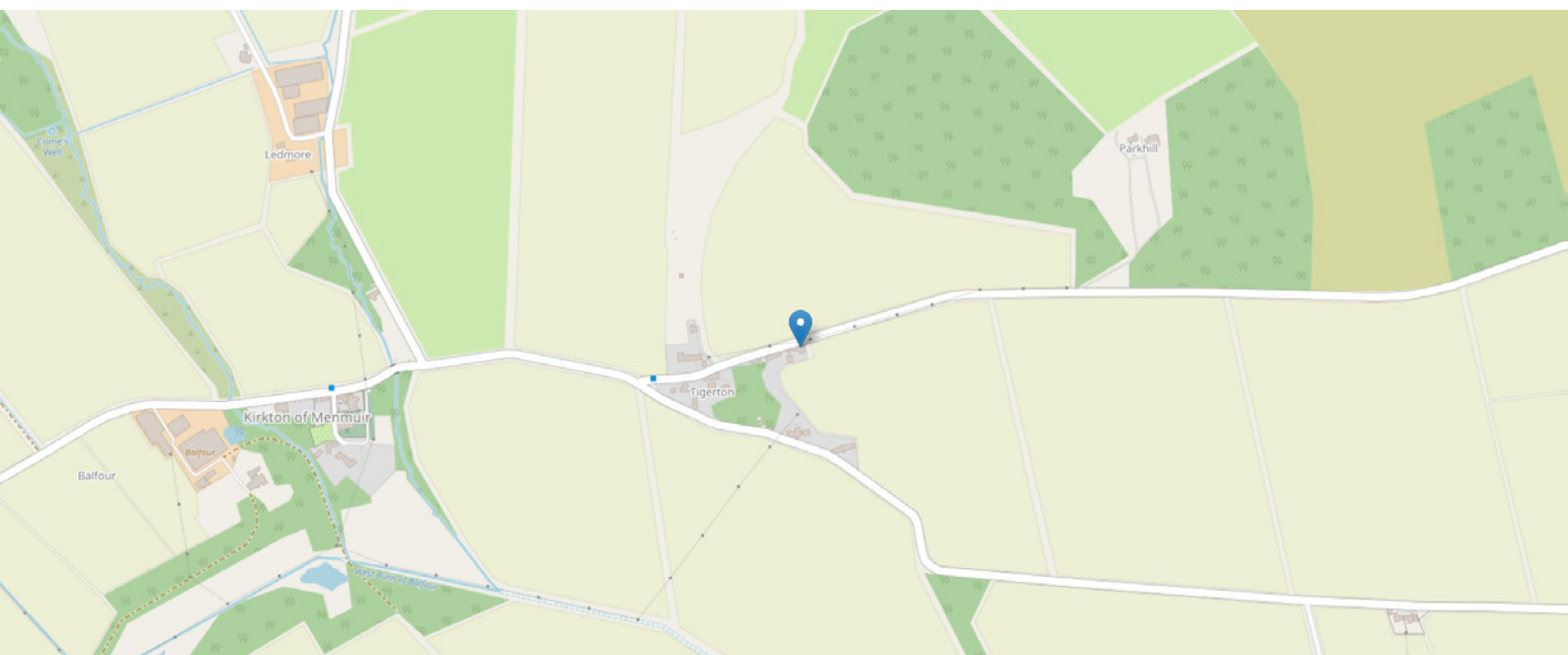


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 156m² | EPC Rating: D



THE LOCATION

Set in a peaceful semi-rural pocket close to Brechin, this location offers a genuine countryside feel while remaining well-connected to daily amenities. Brechin provides a strong range of shops, cafés and local services, along with the Brechin Community Campus, which includes the town's secondary school, sports facilities and a swimming pool.





Commuting is convenient, with excellent road links via the A90 giving straightforward access to Dundee, Aberdeen and Montrose, where national rail services are available. Local bus routes also serve the wider area, and the well-known Caledonian Railway operates seasonal heritage trips, adding charm and interest for residents and visitors.

Outdoor recreation is a key attraction here. The surrounding Angus countryside offers an abundance of walking routes, cycling trails, riverside paths and nature reserves. A number of popular estates, gardens and historic houses are also within easy reach, providing leisure options for families and those who enjoy exploring the outdoors.

Day-to-day shopping is well catered for, with larger supermarkets and retail options a short drive away, while Brechin's town centre offers a selection of independent shops, cafés and cultural attractions. The area combines rural tranquillity with strong access to schooling, leisure and transport links, making it an appealing and practical setting for a wide range of buyers.



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