



# MICHAEL A. BROWN

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## REVEL GREEN, FINAVON, BY FORFAR, DD8 3PT

This substantial stone built and modernised **SEMI DETACHED COTTAGE** is situated in 1.8 acres approx of ground in a countryside setting adjacent to the A90 dual carriageway between Forfar and Brechin. The property has a mixed residential and commercial use comprising driveway leading off the A90, family house, adjacent stone outbuilding, large stone built commercial workshop premises, garden grounds, car parking and an enclosed field extending to 1 acre approx.

The cottage benefits from full oil fired central heating with thermostatic controlled radiators and double glazed windows. The accommodation includes a side entrance porch, vestibule with storage room, large fully fitted dining kitchen, exceptionally spacious lounge, recently built south facing double glazed conservatory, double bedroom with large ensuite bathroom with shower compartment, two upper floor double bedrooms and a toilet. There is an enclosed front garden, stone outbuilding and ample space for a garage.

The commercial premises comprise a substantial stone built workshop which has been divided into office, workshops and upper storage areas and is presently used as a screen printing/sign business. There is a substantial car parking area adjacent. The enclosed one acre field is presently wild grazing land and could suitably be used as a paddock or for a variety of other purposes.

The property is accessed directly off the adjacent A90 dual carriageway with Dundee 16 miles and Aberdeen 45 miles and enjoys wonderful views over the surrounding countryside and the Glens beyond.

**\*HOME REPORT AVAILABLE\***

**OFFERS OVER £250,000**

**REVEL GREEN, FINAVON, BY FORFAR DD8 3PT**

**COTTAGE**

**ENTRANCE PORCH**

8'3" x 5'6" approx. A fully glazed side entrance porch. Mosaic tiled floor. Timber lined ceiling.

**VESTIBULE**

A multi pane glazed door leads from the side porch into the vestibule. Tiled floor. Wall tiled to dado height. Large walk in storage cupboard with glazed window and ceramic tiled floor.

**DINING KITCHEN**

15'4" x 14'4" approx. An exceptionally spacious kitchen with centre dining area. Fully fitted with solid light oak wall and base units and complimentary worktops. Splashback tiling. Integral stainless steel gas hob. Raeburn two burner and single oven oil fired range. Stainless steel canopy extractor hood. Inset stainless steel one and a half bowl sink with drainer and mixer taps. Plumbed for and including automatic washing machine and dishwasher. Upright fridge freezer. Solid oak flooring. Halogen ceiling downlights. Large centre dining area. Double glazed windows overlook the front and side gardens. Telephone point. Radiator.

**LOUNGE**

20' x 15'3" approx. An exceptionally spacious lounge finished in a contemporary style. Inset wall displays with downlights. Tiled open fireplace with brass canopy. Ceiling track spotlights. A beech tread and wrought iron spiral staircase leads to the upper floor. Two double glazed windows overlook the front garden. Part glazed door leads to the adjoining conservatory. TV and telephone points. Radiator.

**CONSERVATORY**

14' x 9' approx. A recently built and fully double glazed conservatory overlooks the front garden. Double french doors open out onto the garden. Wall light fitting.

**DOUBLE BEDROOM**

14'3" x 12'10" approx. A spacious double bedroom situated at the rear of the house. Double glazed window overlooks the rear garden. Multi pane glazed pine door. Halogen ceiling downlights. Radiator.

**En Suite** ~ 12' x 6'6" approx. A large fully ceramic wall and floor tiled bathroom/shower room. White corner jacuzzi bath. White pedestal wash hand basin and toilet. Large tiled shower cubicle with glazed door and Mira electric shower. Wall to wall tiled display shelf and inset wall displays. Large wall mirror. Shaver point. Recess ceiling downlights. Glass block wall display feature and glazed pine door. Extractor fan. Under floor heating with wall thermostat control.

## UPPER FLOOR

### HALL

A circular wrought iron stair leads from the lounge to the upper floor. Double glazed window overlooks the front garden. Vertical blinds. Shelved storage cupboard. Radiator.

### DOUBLE BEDROOM 2

13' x 11'9" approx. Built in wardrobe cupboard. Double glazed window overlooks the rear garden. Double glazed velux window overlooks the front garden. Radiator.

### DOUBLE BEDROOM 3

12'2" x 10' approx. Built in wardrobe cupboard. Double glazed window overlooks the rear area. Radiator.

### SHOWER ROOM

A fully ceramic wall and floor tiled shower room. Built in vanity unit incorporating wash hand basin and toilet. Shower Cubicle. Wall mirror. Opaque double glazed window. Radiator.

### GARDENS

The enclosed, south facing **front garden** is laid out with large lawn, shrubs and bushes. Greenhouse. Rotary clothes dryer. Oil storage tank. The **side garden** is mainly laid out in stone chips at the end of the driveway and suitable for parking. To the rear of the house is a large stone built outhouse with power and light. Ample room for building a garage.

### DRIVEWAY

A stone chip driveway leads directly off the A90. The driveway serves the cottage, workshop premises and field.

## COMMERCIAL WORKSHOP PREMISES

A substantial sandstone workshop building with slate roof. Internally divided as follows:-

Workshop area	26' x 17'
Rear area	16' x 11'
Office area	20' x 16'
Attic area	A stair leads to a substantial upper floor storage areas.
Car parking	A large car parking area is situated off the driveway.

### FIELD

Extending to 1 acre approx and presently wild grazing land. Enclosed by fencing, trees and hedging. Suitable for use as a paddock and for a variety of other purposes. Accessed off the driveway.

**PRICE**

Offers over £250,000.

**EXTRAS**

Included are all fitted carpets, blinds, Raeburn range, hob, automatic washing machine, dishwasher and fridge freezer. Excluded are the telephone appliances.

**ENTRY**

The whole property is for sale with vacant possession. The Seller reserves the right to retain his telephone number. Entry by arrangement.

**VIEWING**

Telephone Michael A. Brown, Solicitors on 01382 204242.

**LOCATION**

17 miles from Dundee beyond the Forfar A90 bypass. 1 mile before Finavon Hotel the property is on the left hand side. Clearly marked "RGS Signs". Turn into the driveway immediately before the RGS sign. If travelling from the Aberdeen side cross the carriageway at the break in the centre reservation opposite the property driveway.



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preceding Disposition.

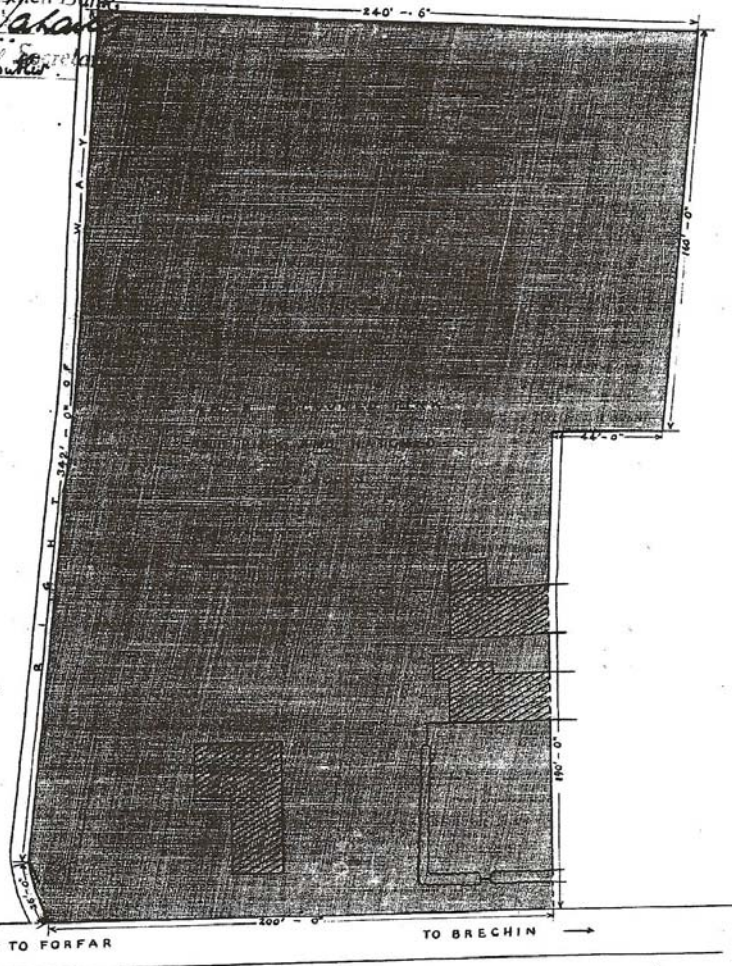
WEST MAINS OF FINAVON PROPERTY  
(MR. WILLIAM ORR)



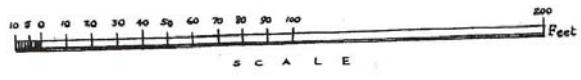
*Ms. M. B. James Susan Mair  
For The British Loan Bank  
1887  
By Wm. B. Butler*

*Bank Seal*

PROPERTY BELONGING TO  
FINAVON ESTATES



WEST MAINS OF FINAVON PROPERTY  
(MR. WILLIAM ORR)



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