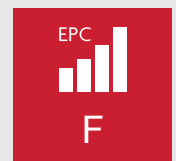
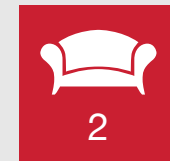




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The right way to move

Cairnton Cottage and Steadings

East Newton, Arbroath, DD11 5SU





Set within the peaceful hamlet of East Newton, just a short drive from the historic coastal town of Arbroath, Cairnton Cottage and Steadings enjoys a picturesque rural setting surrounded by open countryside. Offering an excellent balance of tranquillity and convenience, the sunny three-bedroom, two-bathroom property is well placed for access to local amenities, schooling, and transport links. Nearby Arbroath provides a wide range of shops, restaurants, leisure facilities, and a railway station with connections to Dundee, Aberdeen, and beyond. Occupying a generous plot with private gardens and driveway parking, this charming period cottage presents an exciting opportunity for extensive upgrades and modernisation in a highly desirable Angus location.

Please note that the attached workshop has planning permission for conversion to one property, and the steadings have planning permission for demolition and construction of two new properties with large gardens. Additionally, the plot behind the steadings is being marketed separately.

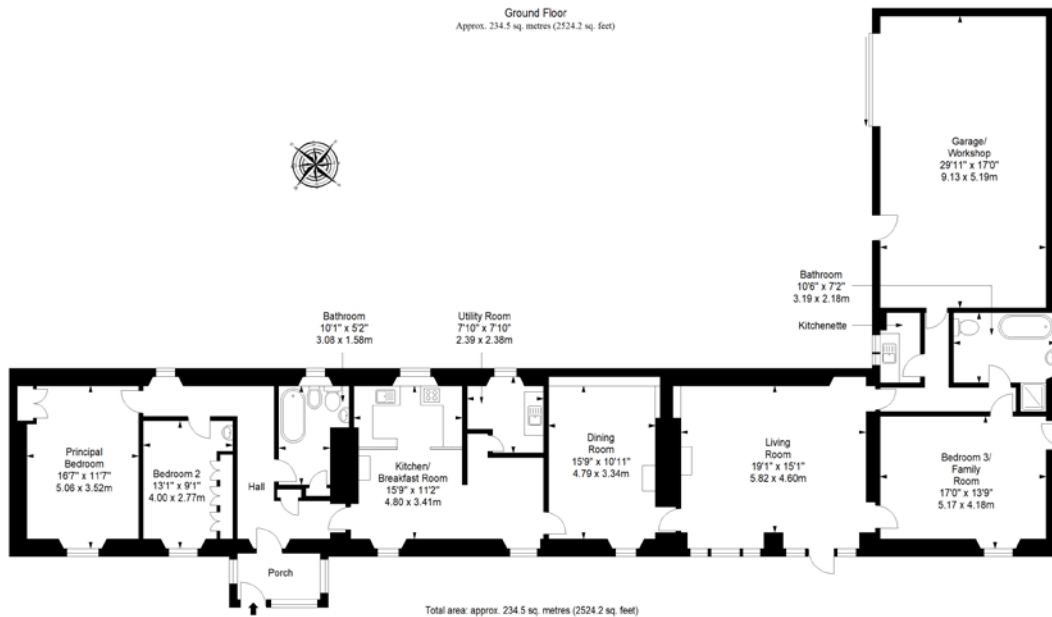
Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Detached period cottage
- Scenic rural location
- Exciting opportunities for extensive refurbishment and upgrading
- Entrance porch and hall with storage
- Sun-filled living room with two French doors and a press cupboard
- Sunny and spacious dining room
- Dual-aspect kitchen/breakfast and utility room
- Convenient kitchenette
- Three comfortable bedrooms (one is a possible family room)
- Two family bathrooms
- Private gardens on a large plot
- Private driveway parking
- Attached garage/workshop
- Electric heating and double glazing



Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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