



Braeshalloch,

Glenprosen, Kirriemuir, DD8 4SB

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 **Bell
Ingram**

Braeshalloch

Delightful secluded one bedroom cottage situated in a picturesque wooded croft in the stunning Angus Glens.



Braeshalloch

Braeshalloch is a pretty traditional cottage constructed of a mixture of stone and brick beneath a slate roof. The cottage consists of a living room with wood-burning stove, double bedroom, kitchen and bathroom. Attached to the cottage is a stone barn with a corrugated iron roof. Subject to relevant planning permissions, the barn offers great potential to extend the cottage.

The accommodation includes: large living room with wood burning stove, one double bedroom, kitchen, bathroom and vestibule.



The Land

The property is offered as a wooded croft with approximately 0.22 ha (0.54 acres) of established Norway Spruce, and approximately 0.34 ha (0.84 acres) of young oak. Also available with the property is 1.30 ha (3.21 acres) adjacent with mature larch, Scots Pine, Norway Spruce and Birch, with open ground leading down to the river with salmon rights.

Available as a Whole or in 2 Lots.







Legend

- Plot 1
0.83 Ha or thereby
2.05 Acres or thereby
- Plot 2
1.33 Ha or thereby
3.29 Acres or thereby
- Access rights reserved
- Water pipe
- Septic tank
- Water tank

Braeshellach

Track

Collects

Braeshalloch

Sale Plan

BI Ref. MB989

Rev 0

Drawn by JHW

Date 17/07/2025

Scale at A4 1:1,300

OS Grid Ref NO 313 665

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Plans

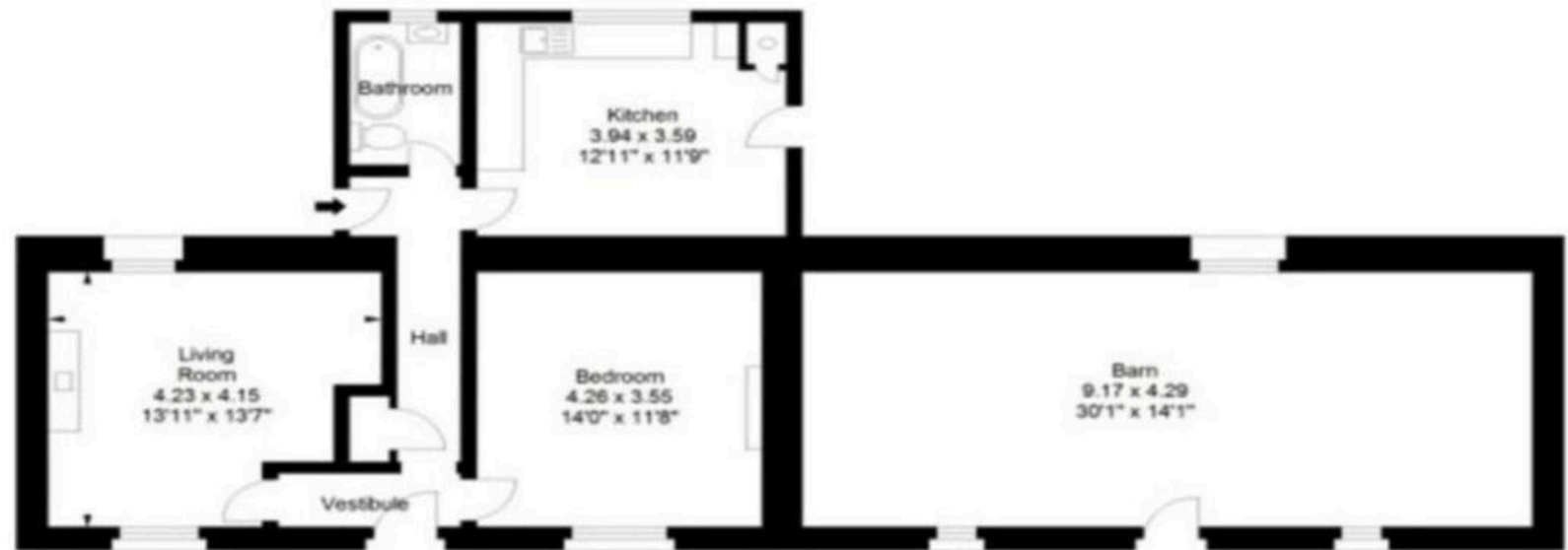
103.49 sq.m.

**Braeshalloch,
Glenprosen,
By Kirremuir,
Angus, DD8 4SA**

Gross internal area (approx)

103.49 sq.m (1114 sq.ft)

For Identification Only. Not To Scale.
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Ground Floor

Details

Local Authority

Angus Council

Council Tax

Band = A

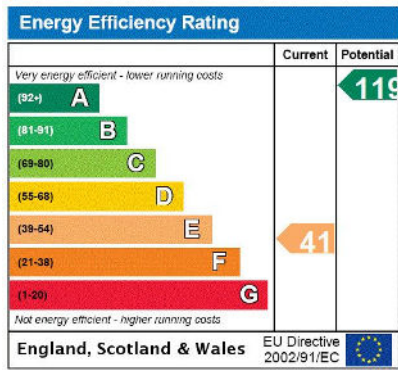
Tenure

Freehold

EPC

EPC Rating = E

Braeshalloch



Services & Additional Information

Braeshalloch is served by mains electricity, private water and drainage, electric storage heating and a woodburning stove.

Viewing

Strictly by appointment via Bell Ingram, Manor Street, Forfar, DD8 1EX
forfar@bellingram.co.uk
01307462516

Glenprosen, Kirriemuir, DD8 4SB

Offers Over £180,000



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View Digital Brochure



Property Search



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