



# Historic castle setting

The Esk, Flat 6, Finavon Castle, by Forfar, Angus, DD8 3PX

Freehold







### First class apartment, within an historic castle setting

Hallway • sitting room • dining room • kitchen • utility  
2 bedrooms • family bathroom • separate shower

Private garden area • single garage • About 6 acres of beautiful shared grounds • EPC rating = D

#### Distances

Forfar 5 miles, Brechin 8 miles, Kirriemuir 8 miles, Dundee 19 miles, Aberdeen 47 miles

#### Situation

Finavon Castle sits in its own grounds of approximately 6 acres including lawns, woodland and a walled garden. It is surrounded by the beautiful Angus countryside but has excellent access to the A90. Primary schooling is available at Tannadice, Brechin or Forfar with secondary schooling in Kirriemuir or Forfar. Private schooling is available at Lathallan and Dundee High School.

There are many sports and amenities nearby including fishing on the rivers North and South Esk, loch fishing at Rescobie and hiking in the Angus glens. There are numerous local golf courses, including Edzell, and good beaches are within easy reach at St Cyrus and Lunan Bay. Finavon Hill is steeped in Pictish history.

Forfar and Brechin offer supermarkets and other amenities. There is a small shop at Peggy Scott's on the A90 at Finavon. The A90 provides easy access south to Dundee, with its cultural facilities, and north to Aberdeen.

#### Description

Finavon Castle is a Category C Listed baronial mansion house dating from 1865, built for the Greenhill-Gardyne's and which remained in the same family until the early 1980s. The ruins of an earlier castle are close by. In 1984 the building was converted into eight apartments. The Esk is on the second floor of the castle and has lovely views over farmland to Finavon Hill. Entry to the flat is through a large astragalled door at the side of the castle into a vestibule and a shared hallway and up a wide carpeted stair to the first floor. The wooden entrance door to the flat leads into a hallway and stairs up to the accommodation, which has been completely renovated over recent years, with particular attention to detail. In the last five years a new fireplace has been installed, while prior to that windows were refurbished and

the boiler replaced. In addition, the roof has been thoroughly renovated.

The sitting room has lovely views to Finavon Hill, a fireplace with wooden mantel and Villager wood burning stove, a separate study area and engineered oak flooring. Also accessed from the hallway is a walk in store with a Worcester wall mounted boiler and wooden flooring, while the adjacent utility area has shelving and is plumbed for a washing machine. There is a shower room with a shower cubicle with wet walling and a tiled floor. The bathroom is timber-lined to dado level and has a freestanding roll top bath, pedestal washbasin, WC and tiled floor. Bedroom one has a cornice, window shutters and a wooden floor. Bedroom two has a cast iron fireplace with a wooden mantel and window shutters. The fully fitted Fired Earth kitchen has soft closing drawers, a Cookmaster Leisure





electric range cooker with five hot plates, two ovens and a grill, plumbing for a dishwasher and double porcelain sink. In addition there is a cornice, window shutters, tiled floor and ample space for informal dining. Wooden stairs lead up to a dining room with a wooden floor and a lovely period window.

Within a communal block of six garages is a garage with an up and over door, concrete floor and power.

A rhododendron-lined path leads to the shared walled garden which is divided into eight private spaces. The garden for The Esk is a lovely fenced south facing area with fruit trees including apple, plum and cherry and a wooden summerhouse (2.3 m x 3.0 m) with decking. There are raised vegetable beds, a wooden garden shed (1.2 m x 1.1 m) and a greenhouse (1.9 m x 1.9 m). The communal grounds

include many fine specimen trees and lovely walks.

#### **General Remarks Viewing**

Strictly by appointment with Savills – 01356 628628.

#### **Directions**

If coming from the north on the A90 (Aberdeen to Perth dual carriageway) approximately 6 miles south of Brechin and after crossing over the River South Esk take the turning on the left signposted Bogardo, Finavon Hill and Milton of Finavon. At the right hand corner continue straight on to the tarred driveway. Bear left at the fork and continue round to the gravelled parking area at the side of the castle.

If coming from the south on the A90 some 5 miles north of Forfar, turn right signposted Bogardo, Finavon Hill and Milton of Finavon and proceed as above.

#### **Outgoings**

Angus Council tax band E.

#### **Energy Performance Certificate** EPC rating = D.

#### **Solicitors**

Blackadders, 30 & 34 Reform Street, Dundee, DD1 1RJ.

#### **Services**

Mains water and electricity, private shared drainage. LPG gas central heating. The grounds and communal areas are maintained on behalf of a Residents Association with a charge of £100/month.

#### **Fixtures and Fittings**

Fitted carpets and light fittings are included. Certain furnishings may be available in addition.

#### **Environmental Stipulations**

Finavon Castle is Listed Category C.

#### **Servitude Rights, Burdens and Wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### **Possession**

Vacant possession and entry will be given on completion.

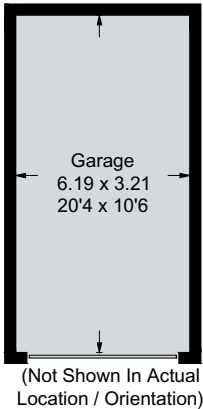
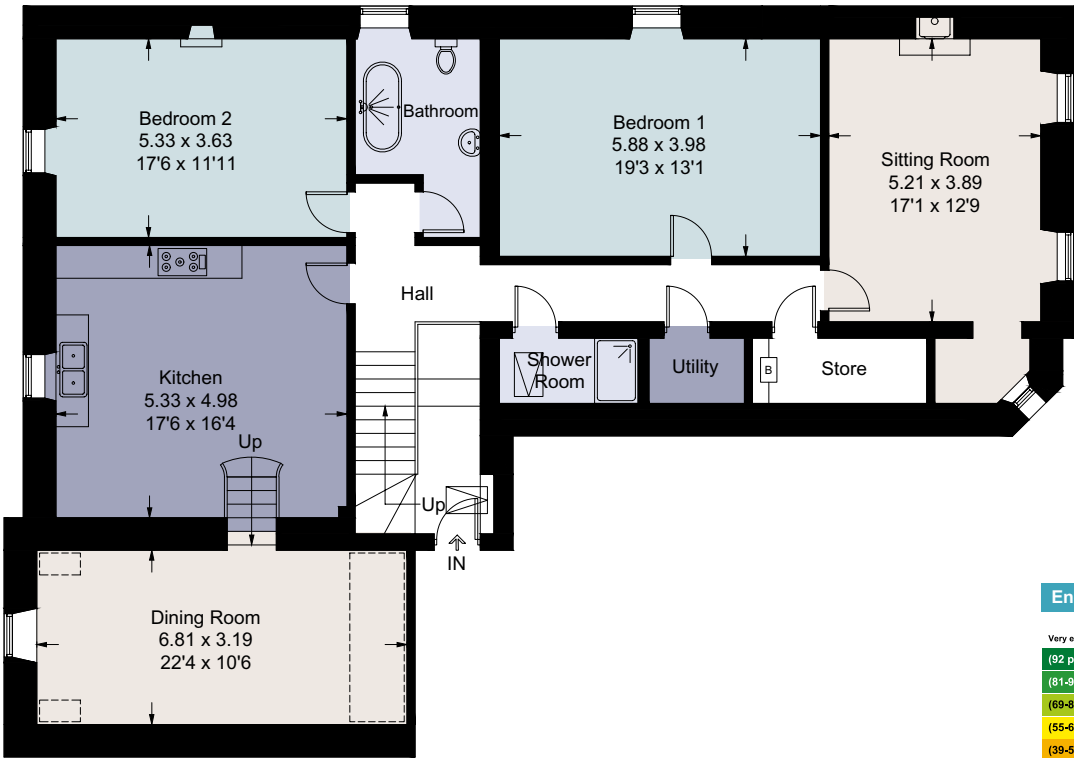
**The Esk, Flat 6, Finavon Castle,**  
**by Forfar, Angus, DD8 3PX**  
**Gross internal area (approx)** 165 sq m / 1,776 sq ft  
**Garage** 19.8 sq m / 213 sq ft  
**Total** 184.8 sq m / 1989 sq ft

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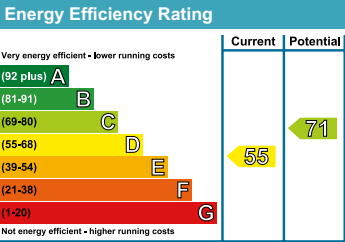
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= Reduced head height 1.5m



**Second Floor**



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