

Thorntons
The right way to move

Ballownie Lodge, Stracathro

Brechin, Angus,
DD9 7QE

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Property Summary

Ballownie Lodge is an impressive contemporary detached bungalow enjoying a peaceful Stracathro setting, with generous single-level accommodation and an abundance of natural light. The spacious triple-aspect living room is a particular highlight, with large windows drawing in sunshine throughout the day and offering pleasant views over the surrounding gardens. A bright family room and well-appointed dining kitchen with modern fitted units, appliances and French doors opening onto the garden further enhance the home's light and airy feel. The southwest-facing main bedroom benefits from a wardrobe and en-suite, while four further bedrooms provide excellent flexibility for family living, guests or home working. A four-piece family bathroom, a floored attic room, utility room and guest WC complete the accommodation.

Features

- Contemporary detached bungalow in Stracathro
- Vestibule and hall with storage and guest WC
- Sunny triple-aspect living room with wood-burning stove
- Family room with garden outlook
- Well-appointed fitted dining kitchen with French doors to the garden, modern appliances and fitted units
- Utility room with external access
- Southwest-facing main bedroom with a wardrobe and en-suite
- Four more bedrooms, two with built-in wardrobes
- Four-piece family bathroom
- Versatile floored attic with ladder access
- Private wrap-around garden grounds
- Gated multi-vehicle gravel driveway and integral garage/workshop
- Oil central heating and double glazing












Please excuse the mess
the children are
Making Memories























The private wrap-around gardens are a wonderful feature, providing sunny outdoor spaces for relaxing, dining and entertaining, with the gated gravel driveway offering multi-vehicle parking and access to an integral garage/workshop.

Despite its peaceful rural setting, the property is well connected, with Brechin, Montrose and Forfar within easy reach. At the same time, Dundee and Aberdeen are accessible for wider employment, shopping and leisure opportunities. Oil central heating and double glazing complete this appealing home.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.





Click here to take a virtual tour











Stracathro, Brechin

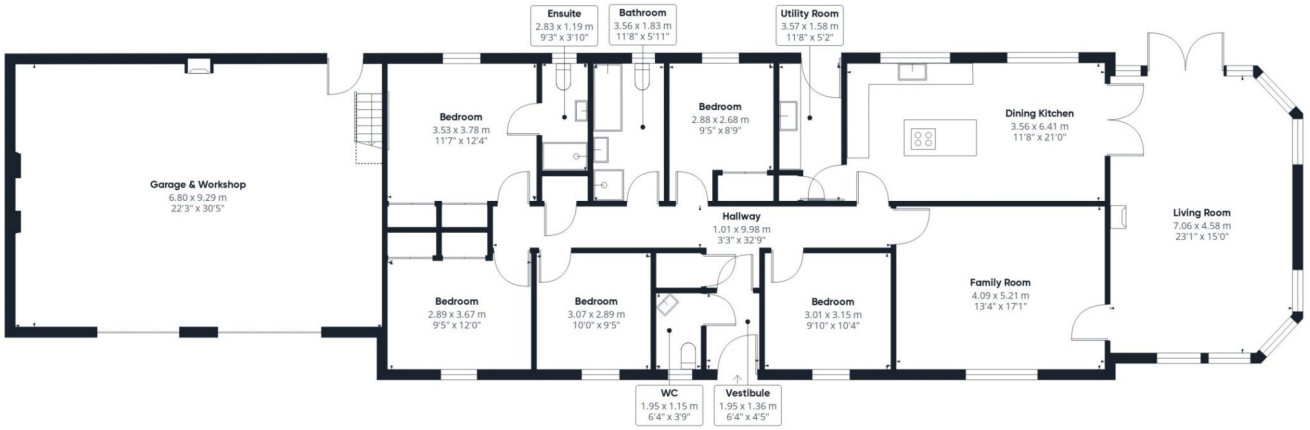
Stracathro offers a peaceful rural setting in Angus, surrounded by open countryside and positioned within easy reach of Brechin. It is well suited to buyers seeking space, privacy and a village atmosphere while remaining close to day-to-day facilities.

Nearby Brechin provides a practical range of amenities, including shops, supermarkets, cafés, healthcare services and leisure facilities. The wider area offers primary and secondary schooling options, making the location convenient for families as well as those looking for a quieter pace of life.

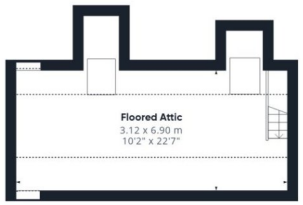
For outdoor pursuits, the Angus countryside provides excellent scope for walking, cycling and exploring, with the coast, country routes and golf courses all accessible within the broader region.

The area is well placed for travel, with the A90 providing straightforward road links north towards Aberdeen and south towards Dundee. Rail services are available from nearby Angus stations, including Montrose and Laurencekirk, supporting wider commuting and leisure connections.

Floorplan



Main Floor





FLoor Level 2

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Approximate total area(1)

252.2 m²
2718 ft²

Reduced headroom

13.2 m²
142 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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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