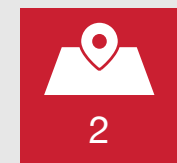




**Thorntons**  
The right way to move

## Muirhead Farm Muirhead

St Cyrus, Montrose,  
Angus, DD10 0DR





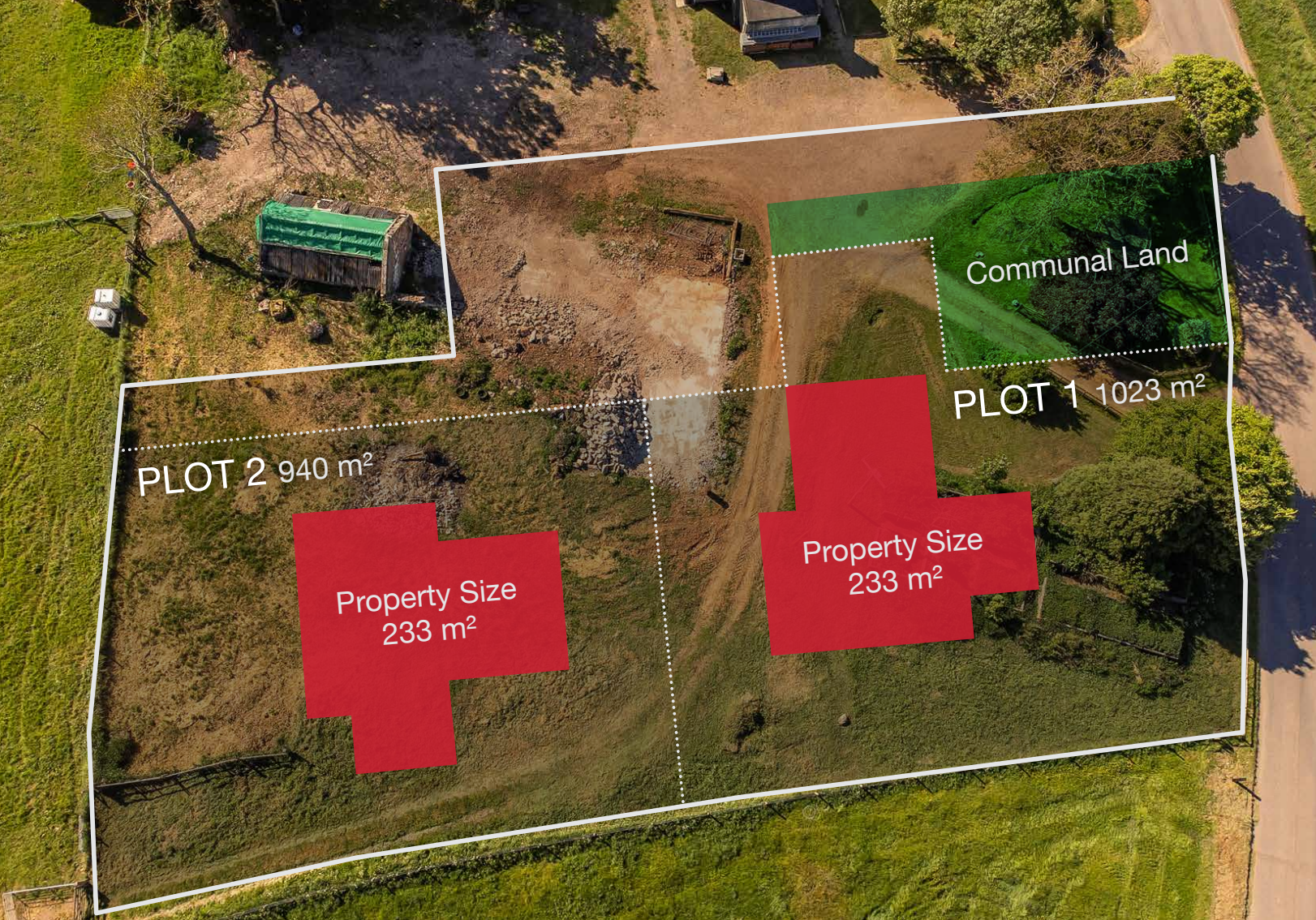


These two plots of land are available for sale in an idyllic rural setting, complete with full planning permission for detached residences. Plot 1 covers an external area of 1,023 m<sup>2</sup> and includes plans for a property totalling 233 m<sup>2</sup>, while Plot 2 measures 940 m<sup>2</sup> with designs for a 233 m<sup>2</sup> residence. Comprehensive drainage strategy and surface water management plan reports are available for review.

Nestled amidst rolling fields, the elevated site offers breathtaking vistas as far as the eye can see. Just two miles away, in the small village of St Cyrus, you'll find a beautiful sandy beach and a primary school, plus secondary schooling is at Mearns Academy in Laurencekirk. Montrose, with its wide array of facilities, is conveniently accessible within a 15-minute drive, as is the award-winning independent school at Lathallan.

## Features

- Bucolic setting, close to coastal Montrose
- Views of Angus Hills
- Within easy reach of school, shops, and rail links
- Elevated site with stunning, unspoilt views
- Two plots of land with full planning permission
- Plot 1: External size - 1023 m<sup>2</sup>  
Property size - 233 m<sup>2</sup>
- Plot 2: External Size - 940 m<sup>2</sup>  
Property size - 233 m<sup>2</sup>
- Drainage strategy and surface water management plan reports available



Muirhead Farm's location perfectly blends a peaceful retreat with a connected lifestyle.





## Montrose

Montrose, a bustling former royal burgh on the coast, provides a comprehensive selection of amenities, including supermarkets, high street stores, independent retailers, and essential services such as butchers, bakeries, medical facilities, pharmacies, and beauty salons. Dining options are plentiful, featuring numerous cafés, coffee shops, restaurants, bars, and takeaways. For the active individual, various sports clubs and classes cater to all ages and abilities. The local sports centre boasts swimming pools, a sauna, a steam room, a well-equipped gym, fitness classes, outdoor sports facilities, and a café.

Muirhead Farm's location perfectly blends a peaceful retreat with a connected lifestyle. It combines the charm of relaxed country and coastal living with excellent transport links from Montrose and Laurencekirk, including rail connections to Aberdeen, Edinburgh, Inverurie, and Glasgow, as well as regular bus services. Additionally, it offers close proximity to the A92 and A90, providing easy access to Dundee and Aberdeen, with Aberdeen Airport just 45 minutes away by car.



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaaa@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edineaa@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
pertheaa@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland