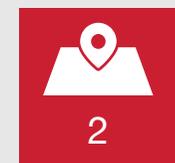
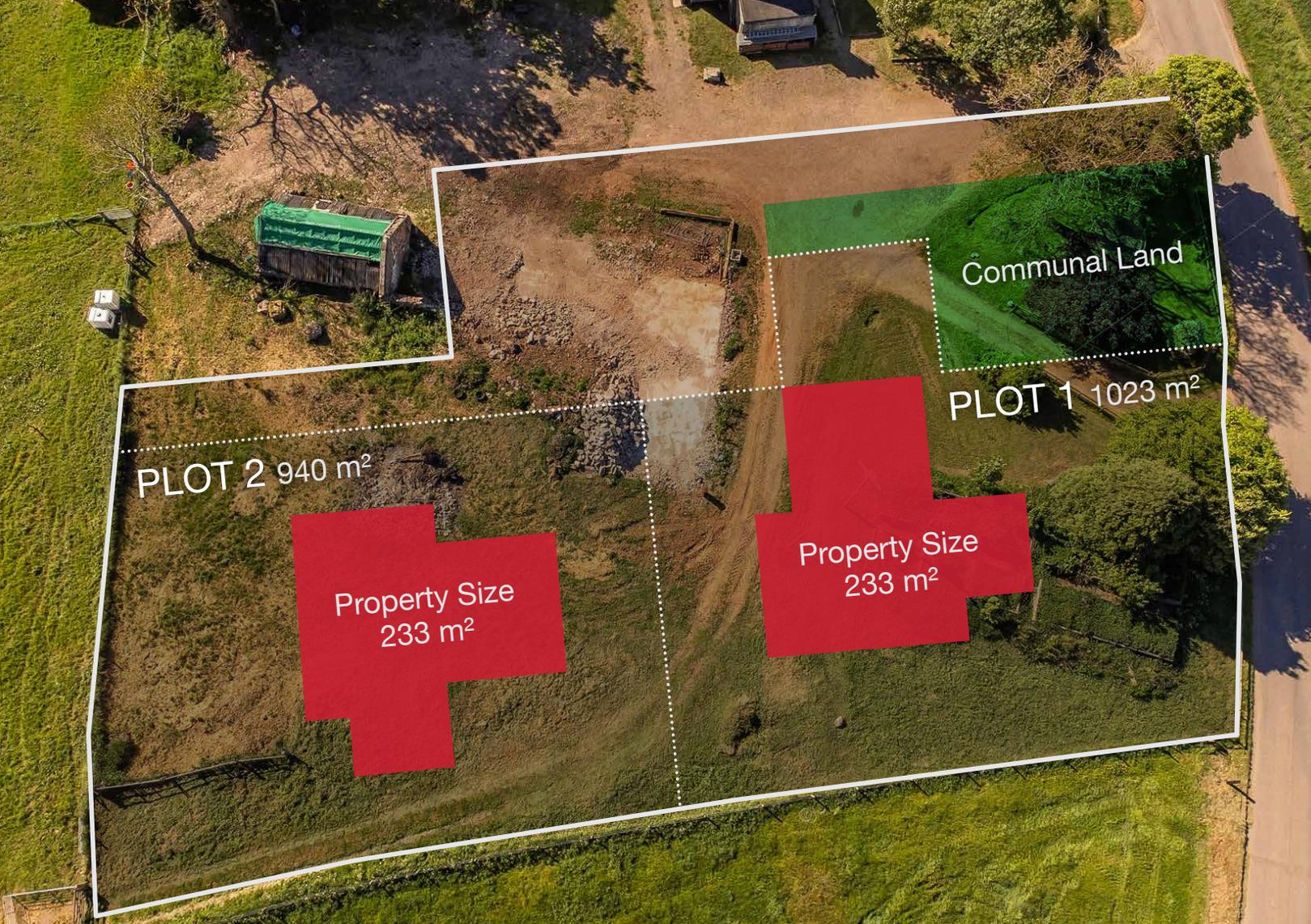




Muirhead Farm Muirhead

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 m² and includes plans for a property totalling 233 m², while Plot 2 measures 940 m² with designs for a 233 m² 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 m²
Property size - 233 m²
- Plot 2: External Size - 940 m²
Property size - 233 m²
- 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.



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