

THE BRAE

Mains of Kirkbuddo, Forfar, Angus, DD8 2NJ



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The right way to move

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Nestled in beautiful, unspoilt countryside, just a short drive from the town of Forfar, this stunning detached residence promises a luxurious contemporary home with five versatile double bedrooms, two en-suite shower rooms, a four-piece family bathroom, a guest WC, and a convivial open-plan living/dining area with a kitchen featuring a utility room and pantry. The newly constructed property is presented in true turn-key condition, with chic understated interiors and excellent eco-efficiency, set on a wraparound plot with manicured gardens and ample private parking, including

a garage and electric car charging. Its location promises exceptional convenience, being just fifteen minutes from Monifieth, Carnoustie, and Broughty Ferry, with Dundee city centre accessible in twenty minutes, and Aberdeen within the hour.



PROPERTY NAME

The Brae

LOCATION

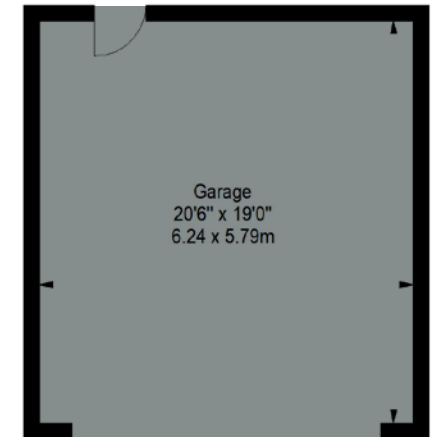
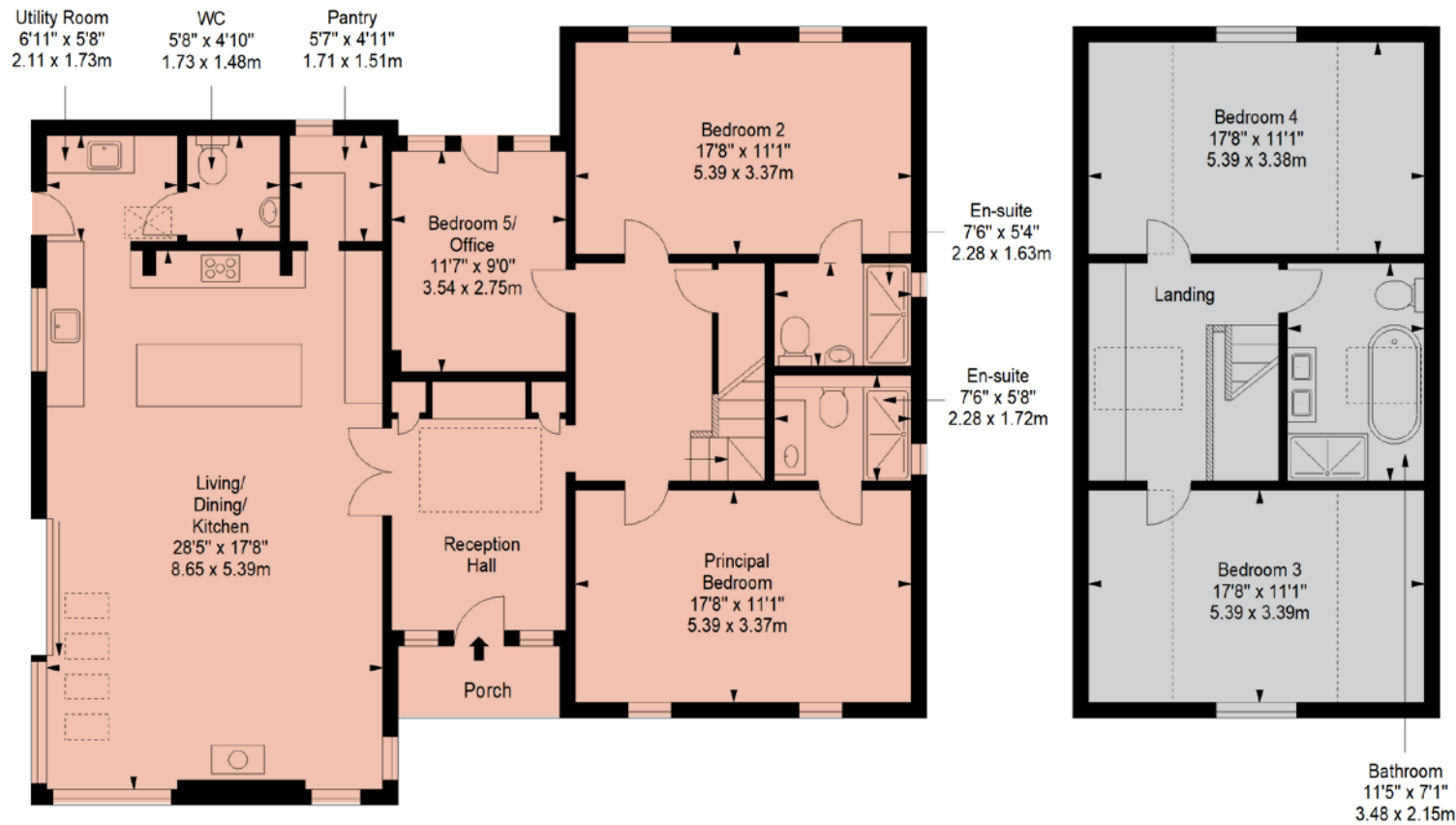
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APPROXIMATE TOTAL AREA:

195.0 sq. metres (2099.0 sq. feet)

Ground Floor - ■ First Floor - ■ Garage - ■

The floorplan is for illustrative purposes. All sizes are approximate.





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STUNNING

NEW-BUILD COUNTRY HOME

Boasting a stylishly clad exterior that blends effortlessly with its agricultural backdrop, this five-bedroom, three-bathroom detached house is superbly designed for modern family living. The pristine interiors, in neutral tones enhanced by cohesive high-quality fittings, feature luxurious underfloor heating and are flooded with natural light from expansive picture windows that frame idyllic countryside vistas. Just five miles from this tranquil setting are a wide range of amenities, including schools, in the county town of Forfar, while Dundee is a swift 20-minute drive away.

GENERAL FEATURES

- Exceptional detached family home
- Newly constructed and ready to move into
- Wonderfully bright, high-quality interiors
- Idyllic and convenient setting - close to Forfar, just 20 minutes from Dundee
- 5-minute drive from Inverarity primary school and nursery
- Far-reaching countryside views
- 7 year PCC
- EPC Rating - TBC

ACCOMMODATION FEATURES

- Inviting hall with stylish fitted storage
- Vaulted, multi-aspect open-plan space with:
- Living/dining room featuring a log burner
- Well-equipped kitchen with bright fitted pantry and utility room (with WC and external access)
- Principal suite with shower room
- Four further double bedrooms (one ideal as a study)
- Additional en-suite shower room
- Deluxe four-piece family bathroom
- Air source heat pump, solar panels, underfloor heating throughout, and full double glazing

EXTERNAL FEATURES

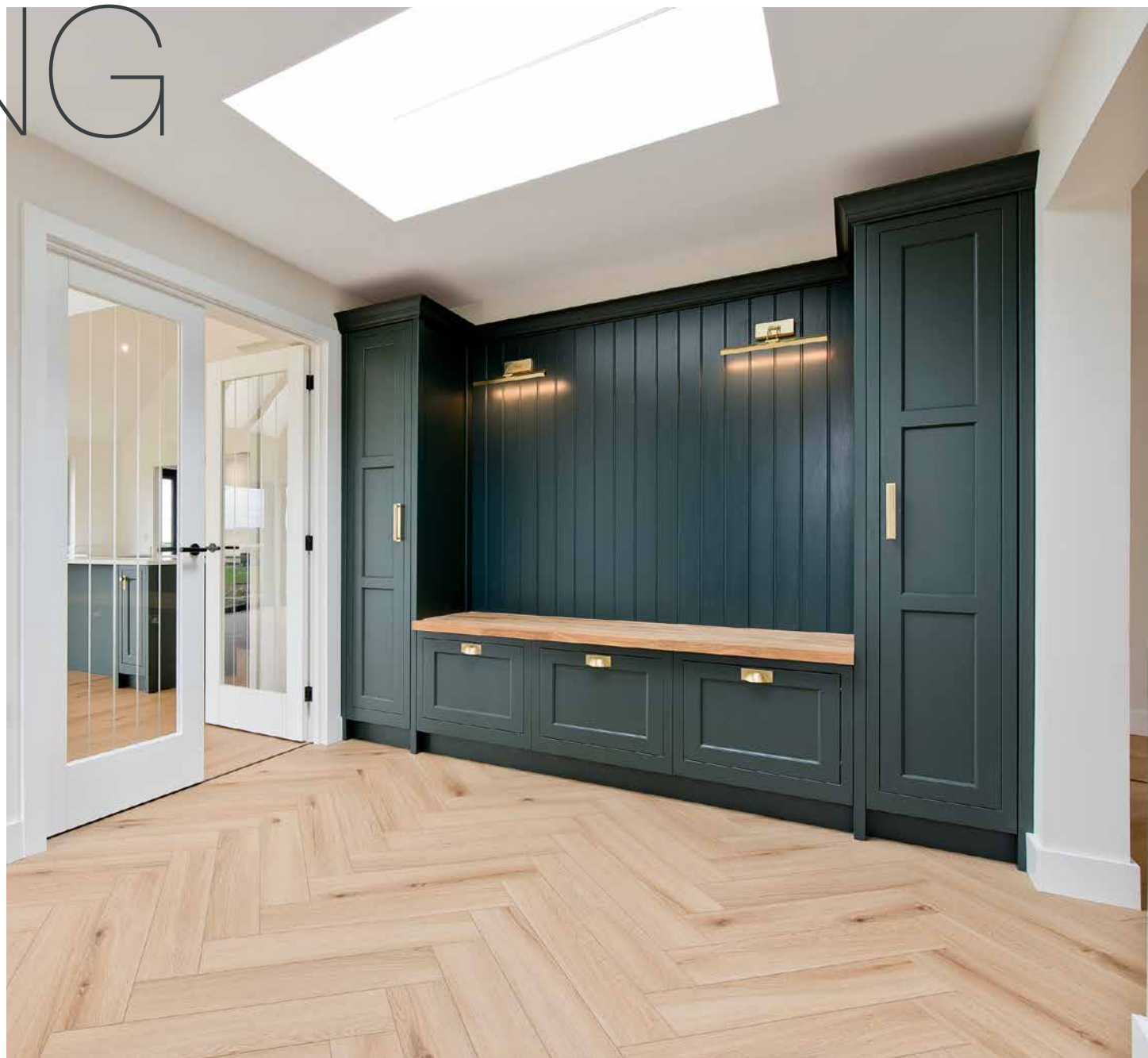
- Immaculate wraparound plot
- Generous lawned gardens
- Multi-vehicle driveway with EV charging point
- Large detached garage with electric door



INVITING HALL

WITH STYLISH FITTED STORAGE

A spacious, light-filled entrance hall immediately conveys the airy ambience and immaculate finish on offer. Enhanced by herringbone flooring, it also incorporates a stylish fitted unit providing organised space for coats and shoes.



SOCIAL OPEN-PLAN LIVING

ENJOYING BREATHTAKING VIEWS

Off the hall lies the social heart of the home – an expansive vaulted area with hardwearing LVT flooring, illuminated by skylights and multi-aspect windows, delivering spectacular panoramic views across rolling fields.



This versatile space accommodates numerous seating and dining configurations, centred around a cosy log burner, with a seamless open connection to the kitchen.





PRACTICAL HIGH-END

KITCHEN

The in-frame kitchen is appointed in a timeless style, finished in sophisticated forest green and ivory tones with brass detailing by Hendel + Hendel, durable quartz worktops, and a deep Belfast sink with a faucet providing instant cold filtered

and boiling water. Excellent fitted storage, including a central island, is neatly integrated with top-brand Smeg appliances—a dishwasher, a full-height fridge, a full-height freezer—and a standalone range cooker, forming an inviting focal point.



FITTED PANTRY & UTILITY ROOM

Open to the rear are a bright, fitted pantry and a utility room, both continuing the kitchen's refined styling. The utility room, with an integrated washing machine, provides convenient garden access.



LUXURY

PRINCIPAL SUITE



The spacious ground-floor principal bedroom, illuminated by floor-length windows, forms a suite with a shower room featuring Lusso designer sanitaryware and a deluxe walk-in rainfall shower.



FIVE DOUBLE BEDROOMS



Across two floors, the five double bedrooms, including the principal, are softly decorated and carpeted, creating blissful spaces for relaxation enhanced by calming rural outlooks.

IDEAL

HOME OFFICE OPTION

One ground-floor bedroom is an ideal home office, with triple floor-to-ceiling windows providing abundant natural light, serene views, and access to the gardens.

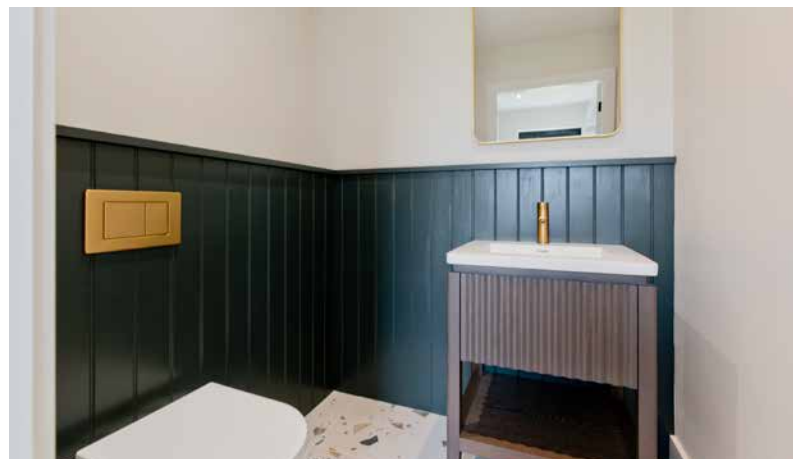


DESIGNER WASHROOMS



Two ground-floor bedrooms, including the principal, benefit from en-suite shower rooms with walk-in rainfall showers.

Upstairs, off a sky-lit landing with fitted storage, a chicly tiled family bathroom serves the bedrooms on this level. Illuminated by a large skylight, it features a walk-in shower, freestanding bath, and double basins with practical storage for toiletries. Additionally, accessed from the ground-floor utility room, is a convenient fourth WC. Sanitaryware by designer Lusso Stone features in all washrooms.



IMMACULATE LAWNED GARDENS



GENEROUS WRAPAROUND PLOT

Swathes of neat lawn, bordered by rustic stone walling, frame the property and offer scope for further landscaping. Private parking includes a gravelled driveway with an EV charging point and a large detached garage with an electric door, constructed in the same style as the main residence.

Extras: The property is sold as seen.



FORFAR

ANGUS



Forfar is the county town of Angus and is a popular location for residents and visitors alike. The town is home to a fantastic selection of amenities, including several major supermarkets, high street stores, independent retailers, and a wealth of restaurants, bars, pubs, and takeaways, ensuring every taste is catered for. Forfar also offers excellent everyday services including medical centres, pharmacies, a Post Office, banks, petrol stations, hairdressers, barbers, beauty salons, several veterinary clinics, and several car and tyre garages. For families, animal owners, and exploring the outdoors, Forfar has a number of children's play parks, scenic open spaces, and Forfar Loch Country Park, which offers scenic routes for walking, running, cycling, and

horseback riding, as well as picnic areas and children's nature clubs. For those who prefer to stay indoors for fitness and entertainment, the town is home to a number of independent gyms and sports clubs, a leisure centre with a gym, swimming pool, sauna and steam room, exercise classes, sports pitches, and a café, and a soft play centre to keep younger members of the family entertained. The town benefits from a number of primary schools offering early years education, with secondary schooling provided at Forfar Academy and a number of independent facilities nearby. Forfar is served by excellent bus and road links, and the closest train station can be found in Dundee, making travelling across the county and further afield fast and efficient.





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All sizes are approximate.