

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Middlefield House, Knowehead, Kirriemuir, DD8 5AA

- **Extended Detached Stone Built Villa.in 1.3 acre or thereby**
- **Hallway**
- **Lounge & Kitchen/Dining/Family Room**
- **Upper Games Room/Sitting Room & Shower Room**
- **Shower Room and Bathroom**
- **Boot Room, Utility & Larder**
- **Office & Piano Room**
- **5 Bedrooms & En Suite**
- **Double Garage, Parking Courtyard & Summerhouse**
- **Mature Well Stocked Gardens**
- **Greenhouse, Sheds & Log Store, EPC C**

FIXED PRICE £380,000 (Home Report value 425K)

Forfar 6 miles, Dundee 19 miles, Perth 28 miles, Aberdeen 54 miles,
Edinburgh 80 miles (All distances are approximate).

This extended, traditional detached stone built villa is situated in an off street location, within a few minutes walk from the Town Centre, Webster's High School, Primary schools and transport links. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south. Also known as the 'Gateway to the Glens', Kirriemuir leads to some of the finest scenery in the northeast of Scotland. The town is surrounded by prime agricultural land and lies at the foot of the Angus Glens which provide some of the best hill walking in eastern Scotland. There is skiing at Glenshee, shooting on many of the local estates and fishing is available on the North and South Esks. The town provides local schooling, both primary schooling at Northmuir & Southmuir Primary and secondary schooling at Webster's High School together with a good selection of independent shops and a supermarket, leisure, business, and community facilities. Forfar, the county town, lies 6 miles distant and has a wide range of services including a new sports and leisure centre at the Community Campus. Dundee provides all the facilities expected of a major city and is the location of the new V&A Museum. Private schooling is available at Dundee High School with a dedicated bus service from Forfar. There is a mainline railway station at Dundee with mainline services, including a sleeper to London. There is an airport at Dundee with flights to London Heathrow. Local attractions include Glamis Castle and the Loch of Kinnordy Nature Reserve. In addition to golf courses at Kirriemuir and Forfar there are three courses at Alyth and the championship courses at Carnoustie and Rosemount (Blairgowrie) are within easy driving distance.

The property comprises a spacious family home with the original part of the house dating back to the 1930's with a modern two storey extension to rear. Extending to approx. 314 sqm the property offers well proportioned accommodation and the range of public rooms and bedrooms can be adapted to suit the individual purchasers requirements. The subjects benefit from double and triple glazing, gas fired central heating, three multi fuel burning stoves, modern quality kitchen with open plan dining/family room, spacious lounge to rear, en suite shower room, ground floor shower room, family bathroom and shower room from the games/sitting room.

Electric gates lead to the first part of the garden ground which has lapsed planning permission. Buyers should satisfy themselves regarding current planning policy. The immediate gardens surrounding the property are beautifully landscaped with planting borders, mature trees and fruit trees and with a range of sheds, greenhouse and log store. The garden grounds extend to approximately 1.3 acres or thereby.

There is driveway parking for a number of vehicles leading to a parking courtyard and double garage. There is a large summerhouse to rear.

This is a truly exceptional and unique property in extensive gardens and viewing is essential to fully appreciate

Entrance Hallway:

Double glazed and stained glass exterior doors with side panel. Staircase to upper floor accommodation with original woodwork and balustrade.

Lounge:

Approx. 6.63m x 5m. Excellent sized public room with multi fuel burning stove with Denfind stone feature wall. Triple glazed picture windows to front and side. Noise reduction triple glazed Velux windows. Triple glazed patio doors. Attractive stained glass with local scenes. .





Kitchen/Dining/Family room: Approx. 11.23m x 6.25m at widest. Quality fitted kitchen with extensive range of floor, wall, and drawer units. Aga with extractor hood above, integral dish washer. tiled to splashback. Larder style fridge freezer. Double glazed velux window. Clothes pulley. Staircase to upper floor accommodation. Double glazed windows to rear and side, with exterior door.

Boot Room: Approx. 2.84m x 1.78m. Has exterior door and double glazed window leading to rear.

Utility Room: Approx. 2.82m x 2.4m. Has Belfast sink, plumbed for washing machine, shelving, clothes pully and double glazed window to rear.

Walk in Larder Cupboard: Extensive shelving and double glazed Velux window to rear.



Games/Sitting Room:

Approx. 7.6m x 6.2m. Accessed from staircase from kitchen dining. Four double glazed velux windows and double glazed window to rear. Corridor with storage. Climbing, bouldering wall.



Shower Room:

Approx. 2.3m x 3.1m. Three piece modern white suite comprising WC wash hand basin and shower cubicle. Part wet wall, part tiled. Double glazed velux window. Feature stained glass door.

Office/Sitting room:

Approx. 5.5m x 3.67m. Currently used by the present owners as an office but would have been the former sitting room in the original house. Double glazed bay window enjoying views to front. Feature fire surround with tiled hearth and multi fuel burning stove. Attractive glazed recessed display cupboard with storage below. Open plan to piano room.



Piano Room:

Approx. 3.6m x 2.96m. Built in library shelving, split pane double doors to kitchen/dining. Connecting door to hallway.



Bedroom One:

Approx. 3.8m x 7.43m at widest. Has double glazed bay window to front enjoying views over garden. Feature brick fire surround and hearth with multi-fuel burning stove. Recess display cupboard. Feature arch to wardrobe/dressing area with further storage.

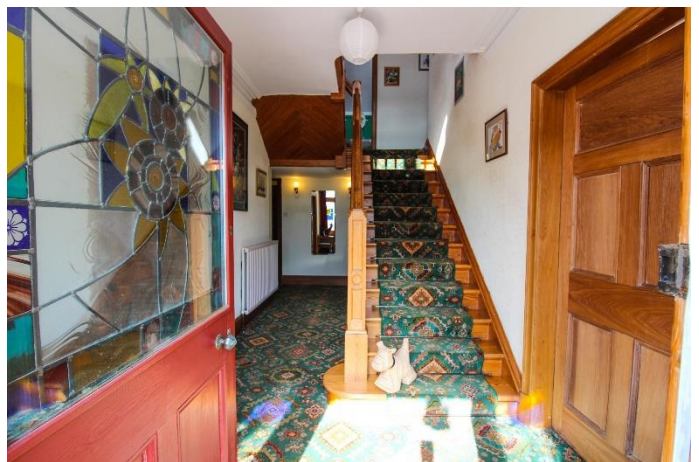


Ensuite Shower Room:

Approx. 3.53m x 2.72m at widest. Modern three piece white suite comprising WC wash hand basin and large shower enclosure. Part wet wall, and part tiled. Extractor fan. Dual heated towel rail. Double glazed frosted window to side.

Shower Room:

Approx. 2.4m x 2.36m. Modern three piece white suite comprising WC wash hand basin and shower cubicle with wet wall. Fully tiled, extractor fan, heated towel rail,



Mezzanine Level:

Bathroom:

Approx. 2.1m x 2.86m. Three piece white suite comprising WC wash hand basin and bath, shower over bath with screen. Part tiled, double glazed velux window.



Upper landing:

Double glazed window to front.



Bedroom 2:

Approx. 3.84m x 4.33m. Double glazed window to front. Eaves storage and double fitted wardrobe.



Bedroom 3:

Approx. 3.84m x 3.34m. Another good sized double bedroom with double glazed window to front. Eaves storage.

Bedroom 4:

Approx 3.32m x 4m. Spacious bedroom with double glazed window to side.



Bedroom 5:

Approx 3.31m x 3.54m. Another well proportioned room with double glazed window to side and double glazed velux window.

Outside:

Electric gates lead to the driveway and large front garden with chicken run, sheds, and a range of mature shrubs and trees. Further gate leads to the immediate garden ground. Stone raised planting borders with range of dahlias, fruit canes and vegetable garden.

Driveway leads to parking courtyard which has ample parking for a number of vehicles and detached double garage with power and light inside courtesy door. Large greenhouse and drying area. 3 sheds and potting shed. Rear garden has a range of mature trees and fruit trees and planting borders all well screened again with mature trees and conifers. Seating area, lawned areas and large summer house. Log store.

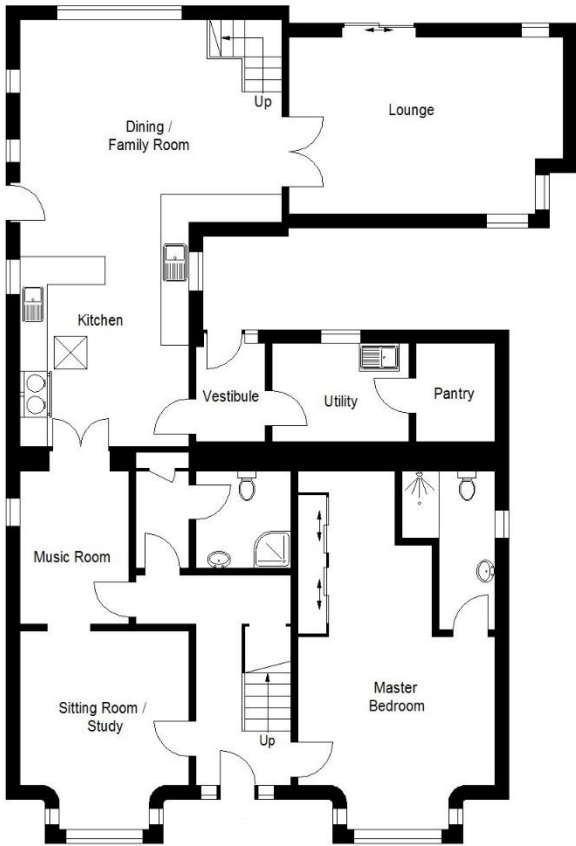




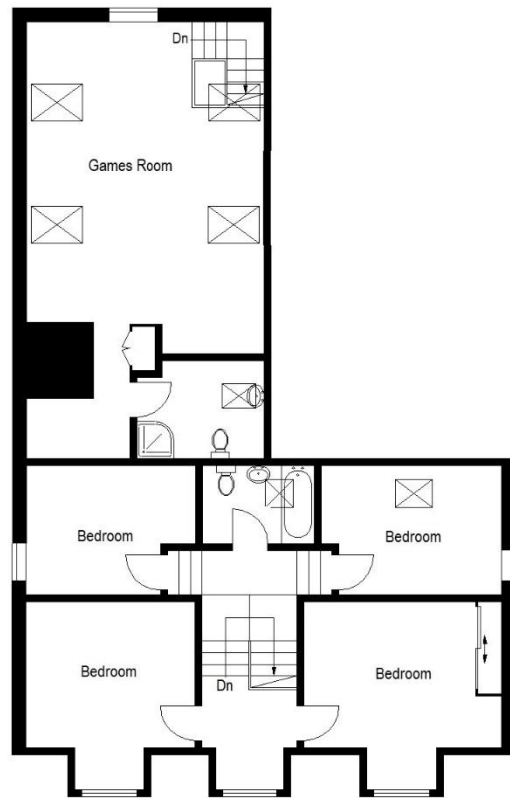
Double Garage:

Detached double garage with power & light. Two separate electric up and over doors.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1002870 / Ref:85958)







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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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