

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



[taysidepropertyonline.com](http://taysidepropertyonline.com)











## Den of Ogil Cottage, Glenogil, Forfar. DD8 3SS

- **Individually Designed Modern Detached Dwelling House**
  - **Detached 1 Bedroom Chalet Bungalow**
    - **Vestibules & Hallway**
    - **Lounge & Dining Room**
  - **Kitchen Dining & 2 Utility Rooms**
    - **Ground Floor Shower Room**
      - **Gallery Landing**
    - **4 Bedrooms (2 En Suite)**
  - **Gardens & Driveway, EPC C**
- **Stunning Views of Reservoir & Woodland Beyond**

**Offers over £550,000**

This impressive, individually architect designed dwelling house enjoys outstanding views over Den of Ogil Reservoir and woodland beyond. The property is approximately twenty minutes' drive from the County Town of Forfar where a broad cross section of social, leisure and consumer facilities can be found including schools, independent retailers, cafes, bars and major supermarkets. The A90 Dundee Aberdeen dual carriageway is within convenient access and connects to major routes north and south. The stunning Glenogil Estate is situated in the heart of the Angus Glens and boasts some of the finest scenery in the Northeast of Scotland. At the foot of the Grampian Mountains and Cairngorm National Park the area is famed for its access to outdoor pursuits including grouse shoots on the local estates, fishing and hillwalking. There are many fine Golf Courses close by at Kirriemuir, Alyth Forfar, Edzell and the championship course at Carnoustie.

The property comprises a one and three quarter storey villa which has been finished to a high standard throughout. The subjects benefit from triple glazing, central heating from air sourced heat pump and air recovery system, modern fitted kitchen, two utility rooms, ground floor shower room and two double bedrooms, underfloor heating (ground floor), oak flooring, doors, staircase and glass balustrade. On the upper floor is a gallery landing which is utilised as a study area and two further double bedrooms with two En suite and dressing room.

The property sits in approx. third of an acre or thereby of garden grounds which are terraced and bound on to the Reservoir. There is a covered decked balcony which is accessed from French Doors from the Lounge, Dining Room, and two of the bedrooms and is positioned to take full advantage of the views. The gardens are a haven for wildlife with visits from red squirrels and attracting a range of wild birds.

### **The Chalet**

The detached chalet is of timber construction overlooks the Den of Ogil reservoir and has an enclosed garden area. The Chalet offers spacious accommodation on one floor and has a large lounge with open plan dining area and built in pull down bed, open plan kitchen, modern bathroom, and double bedroom. This property has been a successful holiday let for a number of years and can provide additional income otherwise would also be ideal as 'granny accommodation'.

This is a one off opportunity to obtain a substantial modern home of quality in the most scenic picturesque rural environment within the Angus Glens.

*For the avoidance of doubt, the property has no formal right of access to the reservoir, and does not include any direct access to it. The reservoir and the ground surrounding it are in different ownership.*

<b>Entrance Vestibule:</b>	Exterior door with double glazed side panels. Oak flooring. Oak door and glazed side panels into hallway.
<b>Hallway:</b>	Solid oak staircase. Glass banister to upper floor accommodation. Large under stair storage cupboard. Recessed display alcove. Hatch to large loft space. Large airing / Media cupboard also housing the air source heat pump, fuse box, and electricity meters.
<b>Shower Room:</b>	Approx. 7' x 6' (2.13m x 1.82m). Modern three piece white suite comprising WC and wash hand basin in fitted unit. Shower cubicle with folding door. Fully tiled. Chrome heated ladder style towel rail.
<b>Rear Vestibule:</b>	Exterior door with side panel.
<b>Utility Room 1:</b>	Approx. 7'1 x 11'5 (2.16m x 3.50m). Fitted with base and high level storage units. One and half stainless steel sink and drainer. Tiling to splash back. Triple glazed window to front.
<b>Lounge:</b>	Approx. 13'8 x 18'8 (4.20m x 5.73m). An excellent size public room. Triple glazed cathedral style dual aspect windows enjoying stunning views over the reservoir and forest beyond. Solid oak flooring. Focal point of the room is a cast iron log burning stove on slate hearth. Triple glazed French doors lead to the balcony sundeck. Further triple glazed window to side.
<b>Kitchen/ Dining:</b>	Approx. 12'2 x 15'4 (3.71m x 4.69m). Fitted with a range of modern floor, wall, and drawer units. Range style gas cooker with glass splash back and canopy extractor hood. Integral fridge, freezer, and dishwasher. Space for table and chairs.
<b>Dining Room:</b>	Approx. 13'4 x 12'5 (4.08m x 3.81m). at widest point. Another spacious public room. Triple glazed French doors again leading to the balcony sundeck.

<b>Utility Room 2:</b>	Approx. 12'1 x 8'4 (3.68m x 2.43m). Fitted with a range of modern floor, wall, and drawer units. One and half stainless steel sink and drainer. Tiling to splash back. Plumbed for automatic washing machine. Triple glazed exterior door to side.
<b>Bedroom 3:</b>	Approx. 11'6 x 13'3 (3.53m x 4.05m). Spacious double bedroom. Triple glazed window leading to sundeck balcony.
<b>Bedroom 4:</b>	Approx. 14' x 10'2 (4.26m x 3.10m). Another double bedroom at ground floor level. Triple glazed French doors leading to balcony. Recess wardrobe area.
<b>Upper Floor Accommodation:</b>	
<b>Mid Floor Landing:</b>	Triple glazed windows to either side.
<b>Gallery Landing:</b>	Two Velux windows. Ideal study area.
<b>Main Bedroom:</b>	Approx. 12'8 x 12'7 (3.90m x 3.87m). Double bedroom. Triple glazed dual aspect windows looking over the reservoir. Centre feature leading to wardrobe/dressing room.
<b>Dressing Room:</b>	Approx. 12'8 x 9' (3.90m x 2.74m) Triple glazed window and Velux window to side. Double mirror fronted wardrobes.
<b>En Suite Bathroom:</b>	Approx. 8'7 x 9'8 (2.65m x 2.98m). Modern three piece suite comprising WC and wash hand basin with storage below. P shaped bath. Shower over bath with raindrop and handset mixer. Fully tiled. Chrome ladder style towel rail. Triple glazed frosted window to side. Two Velux roof windows.
<b>Bedroom 2:</b>	Approx. 12'5 x 12'1 (3.81m x 3.68m). Double bedroom. Double glazed Velux window to side.
<b>En Suite Shower Room:</b>	Approx. 8'8 x 6'5 (2.68m x 1.98m). Fully tiled. Three piece modern white suite comprising WC, wash hand basin in fitted units. Shower cubicle with handset and raindrop shower mixer. Chrome heated ladder style towel rail.





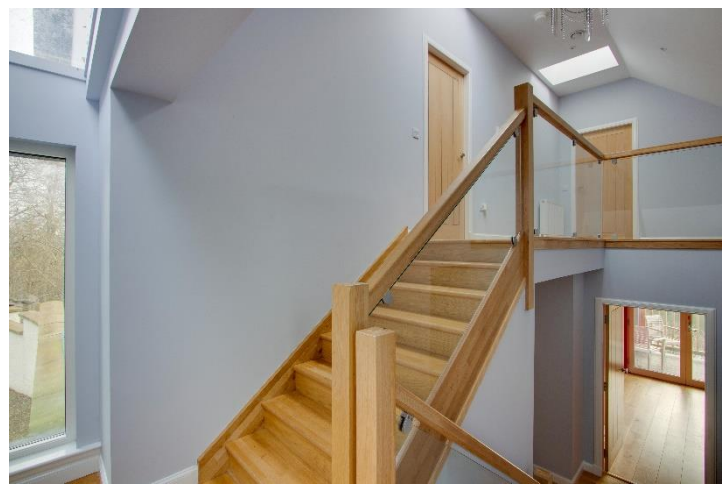






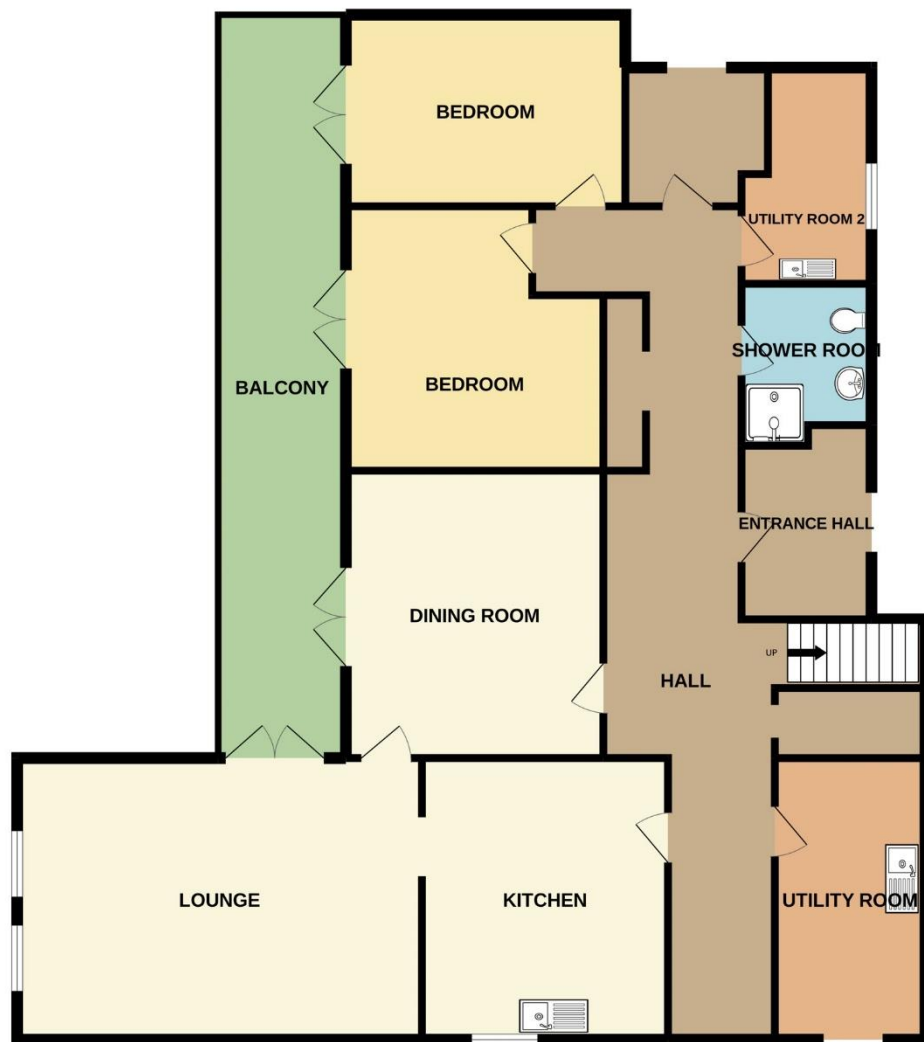




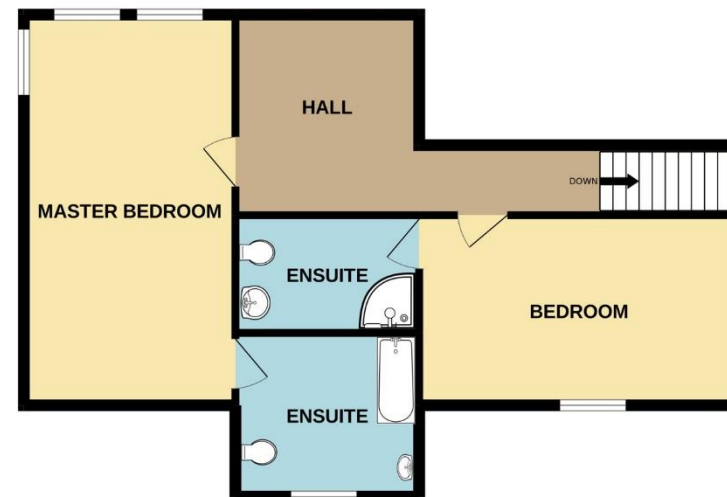




GROUND FLOOR



1ST FLOOR









**The Chalet**

- Entrance Vestibule:

Wood and glazed exterior door.
- Lounge/ /Open Plan Kitchen:

Approx. 17'6 x 19' (5.36m x 5.79m)
- Open Plan Kitchen:

Approx. 8'8 x 8.3 (2.68m x 2.52m). An excellent size public room. Space for table and chairs and sofas. Built in folding door cupboards with fold down bed. Double glazed patio doors to enclosed rear garden. Solid wood floor. Kitchen is fitted with base, drawer, and high level storage units. Hob and extractor. Double glazed window to rear. Plumbed for washing machine. Combi microwave. Fridge freezer.
- Shower Room:

Approx. 8'5 x 5'9 (2.59m x 1.79m). Three piece white suite comprising WC and wash hand basin. Shower cubicle with wet wall. Part tiled. Extractor fan.
- Bedroom:

Approx. 11'7 x 9'4 (3.56m x 2.86m). Double bedroom. Double glazed patio doors to rear. Large double mirror fronted wardrobe. Two small windows to side. Electric heating









# GROUND FLOOR



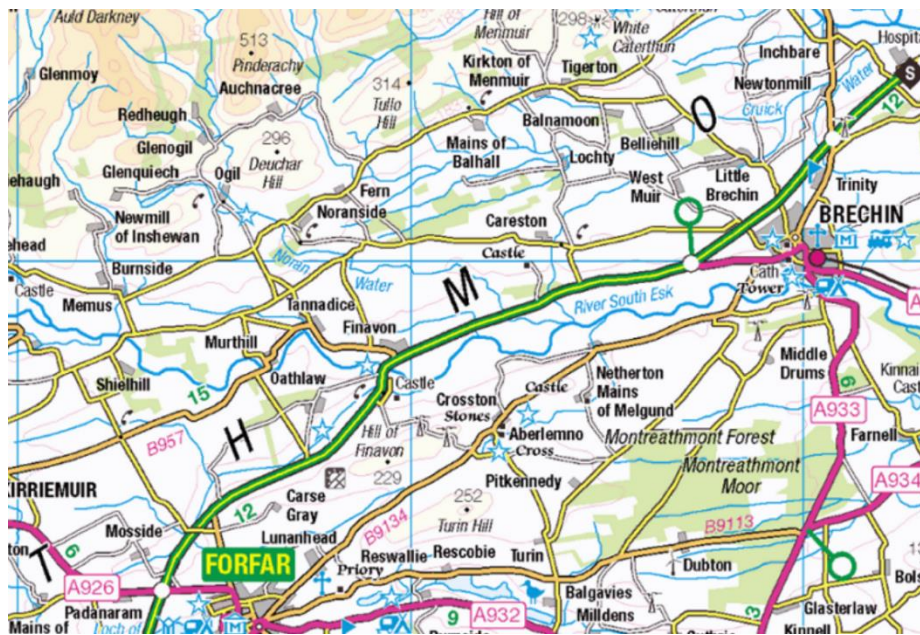
While every effort has been made to ensure the accuracy of the Buyer's completed form, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 6.0.0.022











*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.*

## Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

## Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)