

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Glenesk Villa, 1 High Street, Edzell DD9 7TE

- **Semi Detached Traditional Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Dining Room**
- **Modern Kitchen, Utility & Cloaks/WC**
- **3 Bedrooms**
- **Four Piece Bathroom**
- **Gas Central Heating, Double Glazing & Solar Panels, EPC D**
- **Solar Panels with Annual Income**
- **Driveway with Shared Access**
- **Beautifully Landscaped Gardens & Cellar**

Offers over £295,000 (HR Value 315K)

Brechin 5 miles, Dundee 31 miles, Aberdeen 37, Forfar 20 miles, Montrose 12 miles, Stonehaven 25 miles

This beautifully presented, semi detached traditional Victorian Villa is situated in the sought after Angus village of Edzell. Edzell is one of the most charming and beautiful villages in Angus, nestling at the foot of the Angus Glens and Gateway to both Glen Lethnot and Glen Esk. The village boasts a broad range of amenities including Health Centre, Primary School, Inglis Memorial Hall & Library, butcher, chemist and post office, cafes and two hotels- the Glenesk Country House hotel & spa and The Panmure Arms. Edzell is an ideal commuter base with easy access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south and railway lines at both Laurencekirk and Montrose. Outdoor enthusiasts are well catered for with an 18 Hole par 71 Course at Edzell Golf Course and Club and a 9-hole Westwater Course, salmon fishing on the rivers North & South Esk, hillwalking of the most scenic landscapes in the north east of Scotland and hunting on many of the local Estates. Local attractions include the 'Blue Door' a much loved local walk towards Tarfside and Loch Lee.

The property offers traditional character cleverly blended and complemented by modern contemporary fittings. Original features include ornate cornicing, plasterwork and high ceilings. Modern fittings include double glazing, gas fired central heating with combi boiler and traditional style radiators modern fitted kitchen, cloaks, utility and modern traditional style four piece bathroom with spa bath and underfloor heating. In addition, there is a large floored and lined attic which Velux windows- an ideal storage or study area. The solar panels not only contribute to the property's energy efficiency but also provide the owners with a yearly income

Externally there is driveway to side for two vehicles with a shared access. The front garden is laid out in Monoblock with low level stone wall and railings. The beautifully landscaped west facing rear garden is laid out in areas of lawn, patio and decking with Pergola.

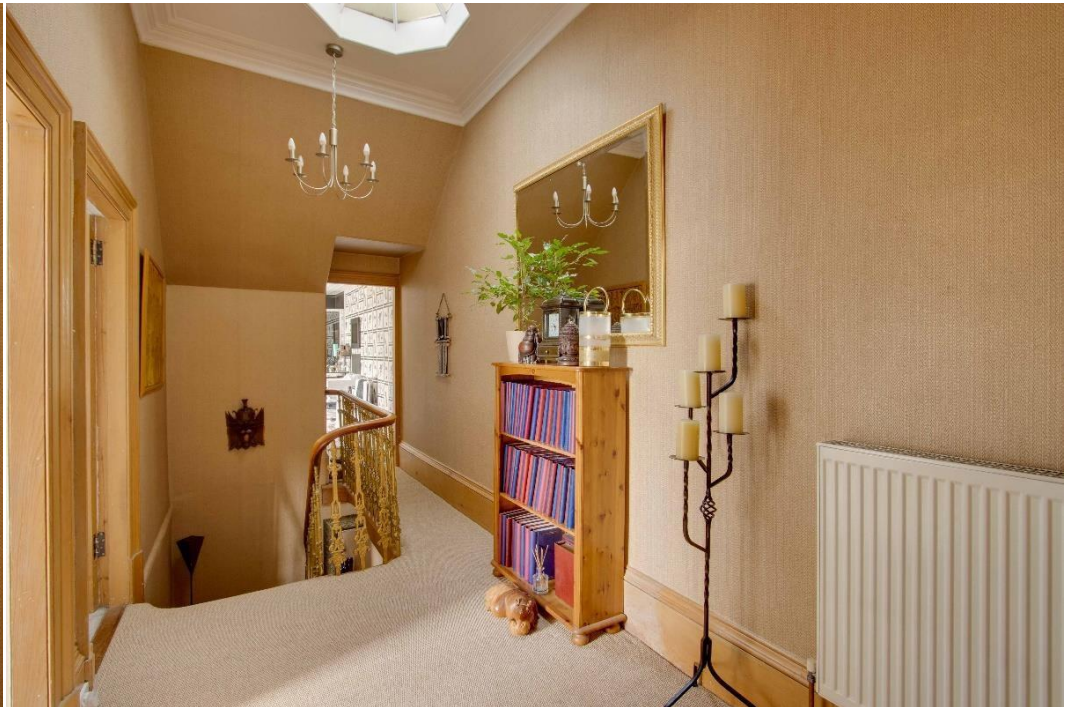
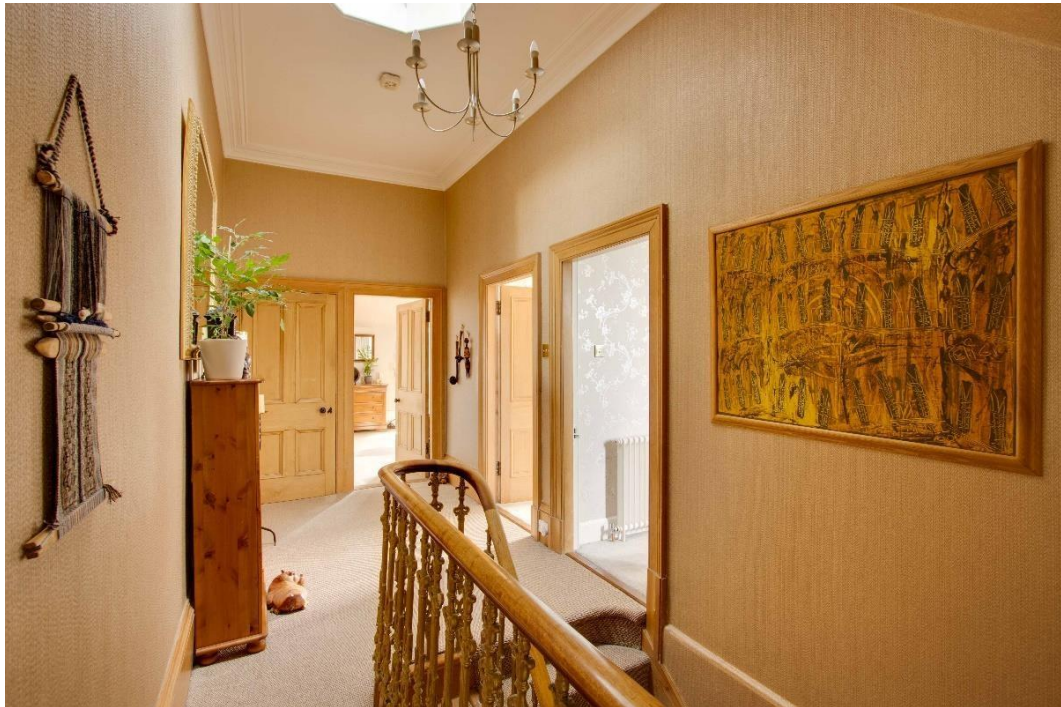
This property must be viewed to fully appreciate the traditional character together with the modern fittings together with the stunning garden grounds.

Entrance Vestibule:	Exterior storm door with glazed panel above. Opaque wood and glazed door into hallway.
Hallway:	Solid bamboo flooring. Staircase to upper floor accommodation with original banister and balustrade. Ornate corning.
Lounge:	Approx. 4.15m x 4.82m. An excellent sized public room. Double glazed bay window to front. Ornate corning and ceiling rose. Focal point of the room is limestone feature fireplace with cast iron and granite hearth. Working fireplace. Recess display alcove with storage below.
Dining Room:	Approx. 3.31m x 5m. Another spacious public room. Double glazed window to rear. Further window to side enjoying views over the garden ground. Working fireplace. Solid bamboo flooring.
Kitchen:	Approx. 3.7m x 3.15m. Fitted with a range of quality modern floor, wall and drawer units. Range style cooker with five ring gas hob. Canopy extractor hood. Granite work surfaces, and glass splash back. Belfast sink. Integral fridge and freezer. Karndean flooring. Useful under stair storage cupboard. Double glazed UPVC window and exterior door to side. Door and steps leading to utility room.
Utility Room:	Approx. 2.8m x 2m. Fitted with modern storage units with full size freezer. Plumbed for washing machine. Viessmann state of the art combi boiler with hot water storage tank. Double glazed window to side, and door to cloaks/WC. Karndean flooring.
Cloaks/WC:	Approx: 0.77m x 1.76m. Two piece white suite comprising WC, and wash hand basin.
Upper Floor Accommodation:	
Upper Floor Landing:	Cupola providing natural light. Door leading to attic which is floored and lined. And has two double glazed Velux windows.
Bedroom 1:	Approx. 4.84m x 4.26m. Spacious double bedroom. Double glazed windows to front.
Bedroom 2:	Approx. 3.32m x 2.78m. Double bedroom. Double glazed window enjoying outlook over the rear garden.
Bedroom 3:	Approx. 3m x 2m. Well proportioned room. Double glazed window to side.
Bathroom:	Approx. 3.65m x 2.85m. Modern, traditional style suite in keeping with the period of the home. Comprising WC, wash hand basin, shower cubicle and large spa bath. Underfloor heating. Heated towel rail. Double glazed frosted window to side. Hatch to loft.
Outside:	The garden to front is bounded by stone wall and wrought iron railings and laid in monoblock. The rear garden is enclosed and laid out with patio in patio, lawn, decking areas and pergola. Mature trees, shrubs and borders. Cellar with power and light. External store with power, light and water tap..



Lounge, Dining Room, Modern kitchen, Utility & Cloaks/WC





Many Original Features



3 Bedrooms, Family Bathroom

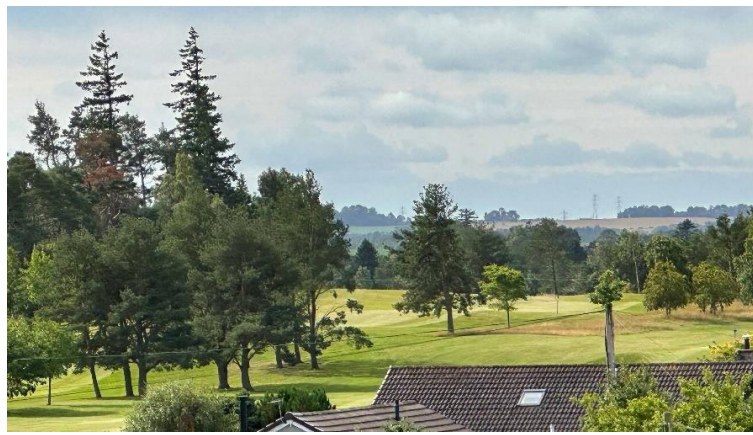








Beautifully Landscaped Gardens, Cellar, Decking & Pergola, Driveway with Shared Access



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All you need



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