



**lindsays**

Lisdon, Low Road,  
Westmuir, Kirriemuir, DD

*"Substantial detached two storey villa situated on a large plot with stunning views"*

- Hallway
- Cloakroom/WC
- Sitting Room
- Dining Room
- Lounge
- Dining Kitchen
- Utility
- Study/Bedroom 5
- 4 Double Bedrooms two with Ensuites
- Family Bathroom
- Driveway with Garage
- Gardens, Paddock & Outbuildings

EPC Rating: E

**OFFERS OVER: £475,000**



# Description

Lindsays are delighted to offer to the market this substantial detached two storey villa situated on a large plot which includes a paddock along with various outbuildings and stunning views. Lisdun is located in the popular village Westmuir which benefits from a local shop, post office and public transport. Kirriemuir is only a short distance away which benefits from further local amenities. The property benefits from double glazing and gas central heating throughout along with ample storage & partly floored attic. Included in the sale are all floor coverings, light fittings and blinds where fitted along with integrated kitchen appliances.

This lovely versatile home is split over two levels and comprises: Hallway with excellent storage, cloakroom/WC. A large lounge with a coal fire and countryside views, dining room and a lovely bright sitting room with a log burning stove. Study which could be used as a fifth bedroom and a spacious dining kitchen with integrated appliances along with range cooker, useful utility room and porch. Upstairs is the landing with a small seating area, the master bedroom has great built in storage, stunning countryside views and a shower room ensuite. A guest bedroom also benefitting from a shower room ensuite along with two further very generously sized double bedrooms both with built in storage and a family bathroom with shower over the bath.

Externally the property sits on a very private plot that includes off-street parking for multiple vehicles within a gated driveway, a large versatile garage with electricity and a W/C to the rear along with various useful outbuildings for garden tools, wood and other uses. The grounds itself is approximately 2 acres, this includes the well maintained garden, mainly laid in lawn with hedging, plants and fruit trees along with a few patio seating areas one of which comes with a lovely summer house and a large paddock area that could have various uses.

These types of properties do not come along often in this area and early viewing is highly recommended to fully appreciate everything this property has to offer.

## Area:

Situated in the very heart of Angus the township Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services; however, the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

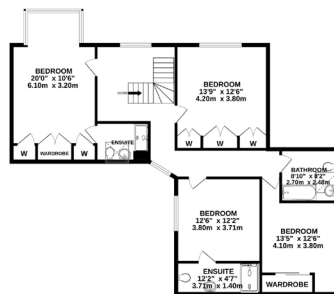
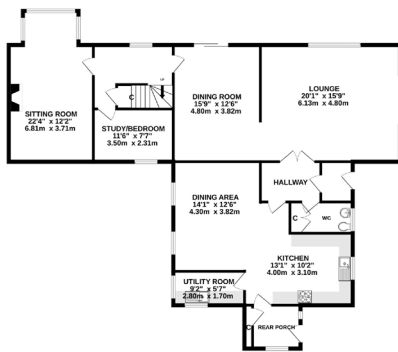
## Viewing:

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metrepro 6.0.2021



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.