

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**Heatherlea, Inveriscandye Road, Edzell DD9 7TN**

- **Detached Dwelling House**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining & Utility**
- **Ground Floor Bathroom**
- **4 Bedrooms**
- **Study/Playroom/ Bedroom 5**
- **Gas Central Heating & UPVC Double Glazing, EPC D**
- **Large Garden**
- **Driveway Parking for Multiple Vehicles & Garage**
- **Views over Woodland**

**Offers over £280,000**

This detached one and half storey villa is situated in a sought after residential location, close to open countryside, and a few minutes walk to the village centre where a range of amenities can be found including shops, hotels, primary school, golf course, two hotels, health centre, butcher, pharmacy, post office and cafes. . A full range of amenities can be found in nearby Brechin including secondary schooling, and supermarket. Edzell is ideally located for exploring the Angus Glens and some of the most scenic countryside on the north east of Scotland. Edzell is an ideal base for commuters having convenient access to the Dundee A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, quality UPVC double glazing with replacement doors, a large dining size kitchen with separate utility room, four piece bathroom on the ground floor, and modern shower room on the upper floor. The range of bedrooms can be adapted to suit the individual purchaser's requirements.

The property offers a generously proportioned, well defined plot which backs on to woodland and enjoys a degree of seclusion and privacy. There is driveway parking for a number of vehicles, and single garage. The garden grounds are laid to lawn with mature fruit trees and rhododendrons.

This is an excellent opportunity to obtain a home of this style and location and viewing is highly recommended.

**Entrance Vestibule:** Double glazed UPVC exterior door. Leaf motif glazed door to hallway.

**Hallway:** Staircase to upper floor accommodation. Useful under stair storage cupboard.

**Lounge:** Approx. 6m x 3.86m. Bright and spacious sunny room. Double glazed window enjoying outlook over the garden grounds. Working feature fireplace.





**Dining Room/  
Bedroom 1:**

Approx. 4.77m x 2.87m. An adaptable room currently used as a dining room. Double glazed window enjoying the garden grounds.



**Bathroom:**

Approx. 4.1m x 1.76m. Modern four piece white suite comprising WC, wash hand basin, bath, and separate shower cubicle. Wet wall panelling. Double glazed frosted window to side.



**Kitchen/Dining:**

Approx. 4m x 3.57m. Fitted with floor, wall, and drawer units. Integral oven, five ring gas hob, extractor hood. Plumbed for dishwasher. Shelved storage cupboard. Breakfast bar. Double glazed window to front.



**Utility Room:**

Approx. 3.6m x 1.9m. Fitted with base and high level storage units. Plumbed for washing machine. Wall mounted Worcester central heating boiler. UPVC door to side. Double glazed window again to side.

**Bedroom 2:**

Approx. 3.5m x 2.7m. Double bedroom at ground floor level. Fitted wardrobes. Recess vanity area. Double glazed window to front.



**Upper Floor Accommodation:**



**Mid Floor Landing:**

Double glazed window providing natural light.

**Bedroom 3:**

Approx. 3.25m x 4.64m. Double bedroom. Double glazed window to side with rooftop views over the village towards Inglis Memorial Hall, and towards the Angus Glens. Wall to wall fitted wardrobes.



**Shower Room:**

Approx. 2.27m x 3m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail. Double glazed Velux window to front. Eaves storage.

**Bedroom 4:**

Approx. 4m x 4.6m. Another excellent size double bedroom. Double glazed window to side. Wall to wall fitted wardrobes.



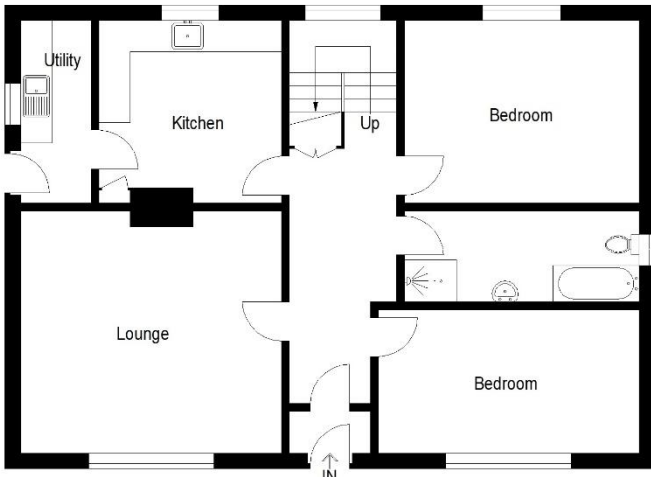
**Study/Bedroom 5:**

Approx. 2.2m x 4.55m. Well proportioned single bedroom/Study/Playroom. Double glazed Velux window to front.

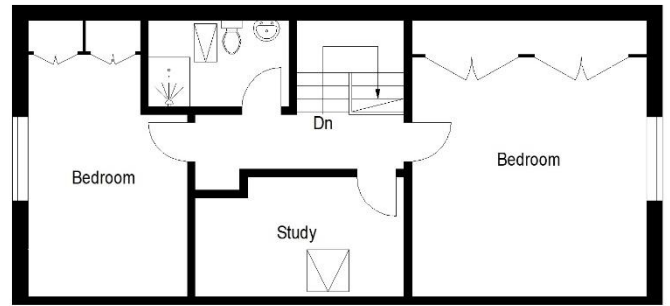


**Outside:**

The property offers a generous size plot with driveway parking to side leading to the single garage. Driveway and gravel chip courtyard provide ample space for a number of vehicles. The gardens to front are laid to lawn with apple and plum trees, gate access and well stocked shrub borders. The garden grounds are beautifully laid out in lawn with mature shrubs including rhododendrons and bounding onto woodland.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1131213 / Ref:89377)





*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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