



Dumbarrow Cottage, Hillkirk Farm, Hillkirk, Letham DD8 2SW

- **Detached Villa with Stunning Views**
- **Vestibule & Reception Hallway**
- **Upper Floor Lounge**
- **Kitchen Dining/Family Room & Utility Room**
- **Cloaks/WC**
- **5 Bedrooms & 2 En Suite**
- **Family Bathroom**
- **LPG Central Heating, Double Glazing, Solar Panels, EPC D**
- **Double Garage & Driveway Courtyard**
- **Mature Gardens Extending to approx. 0.83 acre or thereby**
- **Idyllic Rural Location**

Offers over £475,000 (Home Report Value 500K)

This individually designed, detached family villa is set within an idyllic and scenic location enjoying outstanding views over the Angus countryside and beyond towards Schiehallion to the west, Glen Clova, Glen Prosen to the north and Lunan Bay to the east. The nearby village of Letham boasts a broad cross section amenities including primary school, post office, pharmacy, bakers, bowling green and public houses. A full range of services are available in Forfar and Arbroath including, railway station, major supermarkets and secondary schooling. Dundee City is approx. 12 miles away and offers all the services of a major city including mainline train service and airport. Aberdeen and most major Angus towns are within comfortable driving distance.

Extending to approx. 234 sqm, the property was constructed in 2002 to a high standard and thoughtfully designed to offer bright and spacious accommodation over two floors and positioned to take full advantage of the stunning views. The subjects benefit from LPG central heating, double glazing, quality kitchen with open plan family/dining, Aga and integrated appliances, separate utility room, French doors, ground floor Cloaks/WC, family bathroom on the upper floor and two en suite shower rooms. The lounge is on the upper floor and enjoys the exceptional views over the surrounding landscape and has multi fuel burning stove. Additional features include natural slate and solid wood floors in the public areas. The present owner have installed tariff connected solar panels which contributes greatly to the overall energy efficiency and economy of the home.

The property sits within 0.83 acres or thereby, of beautifully landscaped mature gardens which is well stocked with an array of shrubs including rhododendrons, trees and herbaceous borders, carefully planted to provide variety and colour all year round. The semi circular dual access driveway has ample parking for multiple vehicles and leads to the integral double garage which has internal courtesy door and power, light and water supply.

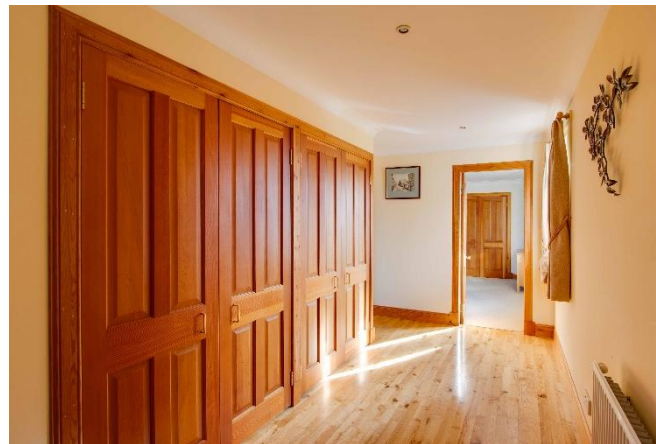
This is a rare opportunity to obtain a substantial country home of this style and location and viewing is essential to fully appreciate the spacious nature of home being offered for sale together with the outstanding views.

Entrance Vestibule:	Spacious vestibule. Wooden exterior door with double glazed side panel. Split pane double doors and side panel to hallway. Slate flooring.
Hallway:	Reception hallway with staircase to upper floor accommodation. Under stair storage cupboard. Door into the double garage.
Cloaks/WC:	Approx. 1.78m x 1.14m. Two piece white suite comprising WC and wash hand basin. Tiled to dado height. Double glazed frosted window. Slate floor.
Kitchen/Dining/ Family Room:	Approx. 6.7m at widest point x 6.75m. The dining/family room has double glazed bay window to front. Double glazed corner picture windows and French doors. Natural wood flooring. Space for sofa and table and chairs. Kitchen is fitted with a range of quality floor, wall and drawer units with tiling to splashback. Double stainless steel sink and drainer with mixer tap. Integral fridge. Aga. Double Bosch oven, gas hob, extractor hood and dishwasher. Double glazed windows to rear. Island workstation.
Utility Room:	Approx. 3.9m x 1.6m. Base and high level storage units. Plumbed for washing machine. Space for tumble dryer. LPG central heating boiler. Stainless steel sink and drainer. UPVC double glazed replacement door.
Bedroom 5:	Approx. 3.36m x 4m. Presently used as an office. Double glazed corner dual aspect windows looking to rear garden. Double fitted wardrobe
Bedroom 4:	Approx. 3.75m x 4.35m. Spacious double bedroom at ground floor level. Double glazed window to rear. Double fitted wardrobes.
Upper Floor Accommodation:	
Mid Floor Landing:	Double glazed window to rear.
Upper Floor Landing:	Natural wood flooring. Double glazed window providing natural light. Large walk in boiler cupboard with shelving and light. Two fitted storage cupboards. Balustrade.
Bathroom:	Approx. 2.2m x 3m. Four piece white suite comprising WC, wash hand basin, bath and shower cubicle. Slate tiled floor. Heated towel rail. Double glazed frosted Velux windows.
Lounge:	Approx. 6m x 5.6m. Impressive public room. Double glazed windows to front and both sides enjoying outstanding panoramic views over the surrounding countryside. Natural wood flooring. Feature slate fire surround and hearth with multi fuel burning stove.
Main Bedroom:	Approx. 4.14m x 5.83m. An excellent size bedroom. Double glazed windows to front and rear. Two double fitted wardrobes.
En Suite:	Approx. 1.82m x 2.2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Slate tiled floor. Part tiled. Double glazed frosted window to rear.
Bedroom 2:	Approx. 4.4m x 4m. Spacious double bedroom. Double glazed window to rear. Two double fitted wardrobes. Hatch to loft space with pull down ladder.
En Suite:	Approx. 1.82m x 2.63m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Heated towel rail. Double glazed frosted window.
Bedroom 3:	Approx. 3.52m x 3.62m. Spacious double bedroom. Double glazed windows to rear. Fitted wardrobe.
Integral Garage:	Approx. 6.75m x 6.15m. Power, light and water supply. Two separate up and over doors.
Outside:	The property extends to approx. 0.83 of an acre and is beautifully landscaped with mature garden grounds to front, side and rear. Patio areas, nature trails, and stocked with a range of mature shrubs and trees including rhododendrons. There is sweeping driveway with double entrance in gravel chips with ample parking for a number of vehicles and leading to the integral double garage.

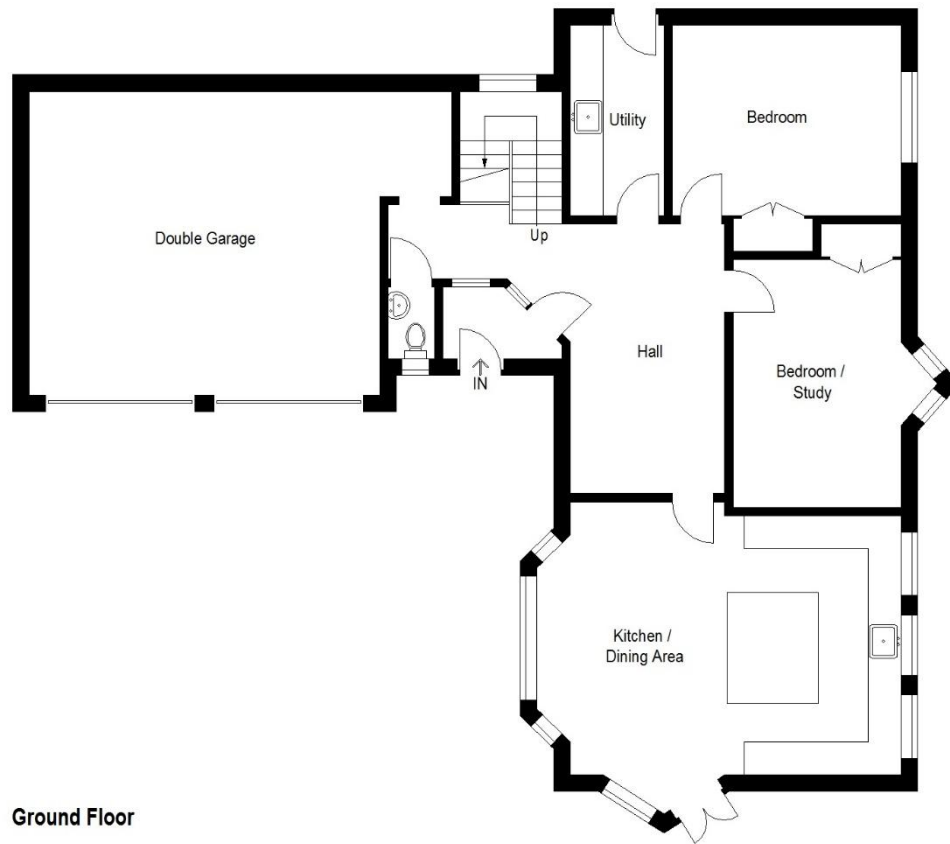












Ground Floor

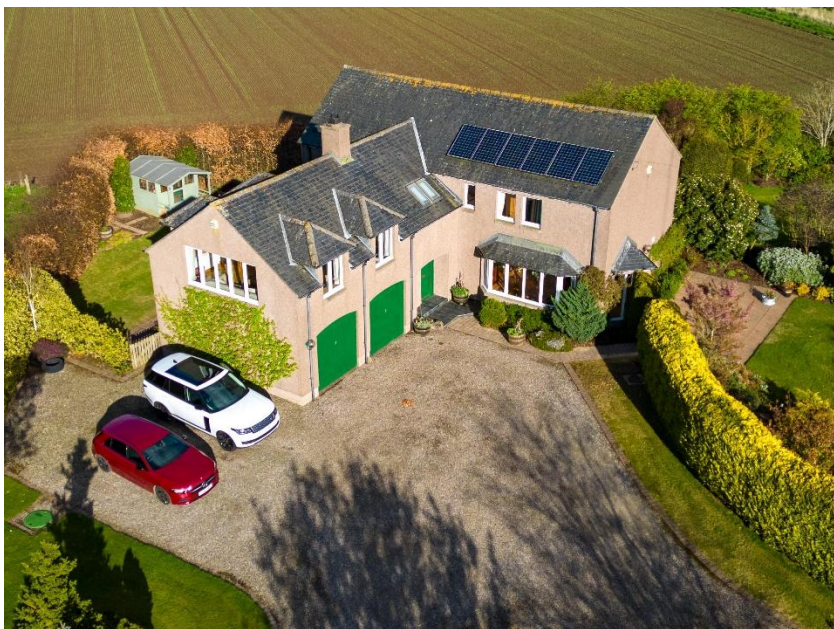


First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1192356 / Ref:90408)







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