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- **TRADITIONAL STONE BUILT COTTAGE**
- **SPECTACULAR VIEWS**
- **LOUNGE**
- **CONSERVATORY**
- **KITCHEN**
- **TWO BEDROOMS**
- **BATHROOM**
- **LARGE GARDENS AND WOODLAND**
- **DOUBLE GLAZING**



Porter Lodge, Glenquiech, Forfar, DD8 3UB

Offers Over £175,000

Porter Lodge, Glenquiech, Forfar, DD8 3UB

Rare opportunity to purchase this traditional stone built two bedroom cottage in an idyllic location on the edge of the Angus Glens with open views over the beautiful surrounding countryside. The property is only a 15 minute drive from Kirriemuir and Forfar which have a range of shops and services. The A92 trunk road gives access for Dundee and Aberdeen.

The cottage is set in a generous area of garden ground of approximately half an acre with an area of mature woodland and a sloping cottage garden. The elevated position of this property gives spectacular views over the open countryside.

The property benefits from double glazing, mains water supply, electric panel heating and a private septic tank.

Directions

Coming from Forfar, enter the village of Memus, past the Drovers Inn and through the village as you leave the 30 mile an hour limit, take the next road on the right. Follow the road for around 1.5 miles, passing Knockhill House and Dykehead Cottage at Newmill, right over the bridge and past the sign for Cowhillock, follow the private road through the farm steadings and Porter Lodge is on the left just before the woods.

Entrance Hallway – 2.11m x 2.85m

6ft 11" x 9ft 4" Approx

An open timber entrance porch protects the double timber front doors which gives access to the entrance hallway with electric meters and consumer unit. The entrance hall has purpose built timber shelving and gives access to both bedrooms and the lounge.



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Lounge - 4.6 x 2.85m

15ft 1" x 9ft 4" Approx

A well proportioned south facing living room with open views over the front garden and to the countryside beyond. There is a large wood burning stove set in a tiled hearth with period timber fire surround. The wood burning stove provides heat and hot water for the cottage. The stove has a back boiler connected to the hot water storage tank.

Corridor - 2.2m x 2.2m

7ft 2" x 7ft 2" Approx

From the lounge the corridor gives access to both the kitchen and the bathroom. There is also a storage cupboard which contains the cold-water storage tank and the hot water tank with immersion heater.

Kitchen - 3.41m x 2.61m

11ft 2" x 8ft 6" Approx

A bright south facing kitchen with views over the front garden and beyond. The kitchen is fitted with an older style wall and base units and a stainless-steel sink with drainer. The free-standing electric cooker and fridge are to be included in the sale. The kitchen gives direct access to the conservatory.

Conservatory – 3.35m x 3.30m

10ft 11" x 10ft 9" Approx

The conservatory has stunning views over the surrounding countryside and was added by the present owners some years ago. It is fully double glazed with a polycarbonate roof and has a door which gives access to the front garden.



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Bathroom - 2.10m x 1.80m 6ft 10" x 5ft 10" Approx

The bathroom is fitted with a modern three-piece white bathroom suite and is partially wet walled in white. There is a Myra electric shower over the bath with glazed and chrome shower screen.



Bedroom 1 – 3.35m x 3.30m 10ft 11" x 10ft 9" Approx

This good-sized double bedroom is located to the rear of the property and has a window overlooking the back garden. There is a hatch giving access to the roof space.

Bedroom 2 – 4.60m x 3.20m 15ft 1" x 10ft 5" Approx

A bright good sized double bedroom overlooking the front of the property. It has the original chimney breast which may give the possibility to reinstate the open fire, if desired.

Outside

The property occupies a sloping site which gives spectacular south facing views over the surrounding countryside. There is a natural spring in the bank garden that was the original water supply for the property. The spring water is now piped out to the road ditch. The current owners purchased additional mature woodland ground to the rear of the property and this could lead to further development, if desired. The main area of garden ground surrounding the cottage is sloped and mainly grassed with a selection of shrubs and small trees. There is an old single wooden garage, a large open wood store and off-road parking.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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