

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



‘Parkend’, Cortachy Road, Kirriemuir, DD8 4PD

- **Detached Dwelling House in Approx. 1 Acre or Thereby**
- **Reception Hallway & Rear Hallway**
- **Lounge**
- **Kitchen Dining & Utility & Cloaks/WC**
- **Luxury Bathroom**
- **Snug/Bedroom 4**
- **3 / 4 Bedrooms**
- **Modern Shower Room**
- **Annexe with Kitchen, WC & Attic**
- **Driveway Parking, Landscaped Gardens**
- **Oil Central Heating & Double Glazing, EPC D**

Offers over £525,000

This individually designed, extended traditional red sandstone villa occupies approximately one acre of beautifully landscaped garden grounds in a sought after location on the outskirts of Kirriemuir and enjoying views over the surrounding countryside towards the Angus Glens. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south. Also known as the Gateway to the Glens, Kirriemuir leads to some of the finest scenery in the North East of Scotland.

The property extends to 267 square metres combining a traditional stone building with modern contemporary style living extension. The subjects benefit from oil fired central heating, double glazing with bi-fold and French doors, solid oak internal doors, luxury kitchen with fully integrated appliances and range style cooker, downstairs bathroom, cloak/WC and modern shower room on the upper floor. The range of rooms can be adapted to suit the individual purchaser's requirements.

Extending to approximately one acre of garden grounds, all beautifully landscaped and bounded by mature laurel hedging and hardwood gates, mature shrubs, trees, areas of lawn and sun terrace. Ample parking for multiple vehicles.

The Annexe has WC and kitchen areas and attic storage and could be adapted as a Granny flat or teenager accommodation or used as the present owners as a great space to relax and entertain.

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

Entrance Hallway:	Exterior door with double glazed side panel. Split pane oak doors to kitchen/dining.
Cloaks/WC:	Approx. 2.37m x 1.22m. Two piece white suite comprising WC and wash hand basin. Ladder style chrome towel rail. Double glazed frosted window to side.
Utility:	Approx. 3.71m x 1.57m. Fitted with modern base, drawer and high level storage units with stainless steel sink and drainer and mixer tap. Wet wall. Large cupboard housing the central heating boiler and hot water cylinder.
Lounge:	Approx. 9.3m x 6m. An impressive public room having double glazed bi-fold doors leading to the patio and enjoying views towards Pearsie Glen, two double glazed picture windows to side.





Kitchen/Dining:

Approx. 6.3m x 5.62m. Quality luxury kitchen with range of floor, wall and drawer units with island workstation and quartz and solid wood work surfaces. Sink and drainer with Quooker, glass splashback, Rangemaster range cooker with induction hob and extractor hood with matching splashback. Integral oven, warming drawer, fridge, freezer, dishwasher, wine cooler, double glazed window and French doors to side, feature oak doors and side panels into the lounge.





Reception Hallway:

Staircase to upper floor accommodation with recess. Double glazed exterior door to front of house. Large shelved linen cupboard and fitted wardrobe.



Snug/Bedroom 4:

Approx. 5.2m x 3.6m. Double glazed windows to front and side. Feature wood burning stove on slate hearth.



Bedroom 3:

Approx. 4m x 3.55m. Spacious double bedroom at ground floor level with double glazed window to front, two double fitted wardrobes with built-in shelving and hanging rail.



Bathroom:

Approx. 4m x 1.9m. Quality four piece white suite comprising WC, wash hand basin, shower enclosure and roll top bath with shower handset mixer. Large chrome ladder style towel rail. Double glazed frosted window to side. Storage cupboard.

**Upper Floor
Accommodation:**

Glass and oak staircase with mid stair landing and double glazed window to side. Four double glazed Velux windows providing natural light. Large storage cupboard and cupboard housing fuse box.

**Shower Room:**

Approx. 2.45m x 2.95m. Quality modern three piece white suite comprising WC, wash hand basin in display unit and walk-in shower enclosure with wet wall. Chrome ladder style towel rail. Two double glazed Velux windows.



Bedroom 2:

Approx. 4.45m x 6.4m at widest. Excellent size double bedroom with two double glazed Velux windows enjoying views to south. Fitted wardrobe. Further shelved storage cupboard.

**Main Bedroom:**

Approx. 9m x 3.85m. Impressive spacious double bedroom with two double glazed windows and Velux window to front. Two double mirror fronted wardrobes. Further two eaves storage cupboards. Decorative fire surround with cast iron inset. This room could easily be divided into two rooms subject to building warrants.



Annex:

Approx. 5.8m x 5.92m with wooden stair to upper floor. Fitted with kitchen units, stainless steel sink and drainer with splashback. Utility cupboard with plumbing for washing machine. Double glazed French doors.

Cloaks/WC:

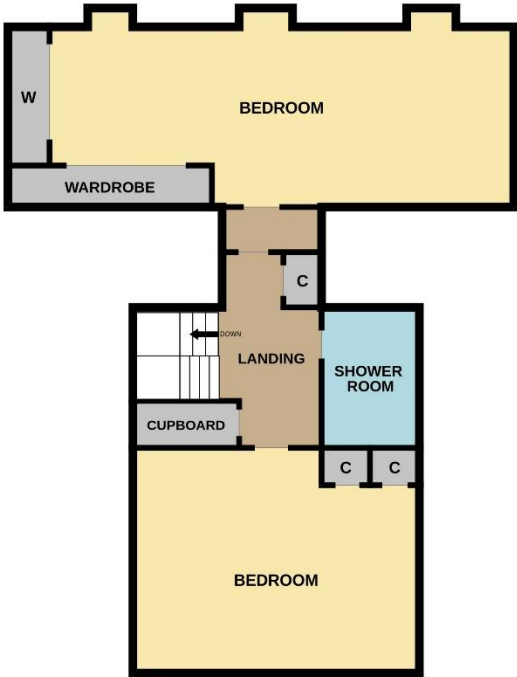
Approx. 1.34m x 1.22m. Two piece white suite comprising WC and wash hand basin.



GROUND FLOOR
181.0 sq.m. approx.



1ST FLOOR
87.0 sq.m. approx.



Outside:

Substantial hardwood gates and fencing to front leads to the large parking courtyard with ample space for multiple vehicles. The garden grounds are beautifully landscaped to front, side and rear with large patio and sun terrace, lawn, mature trees and all screened by laurel and beech hedging extending to approximately one acre.





Enclosed Yard:

Approx. 1.5 acre. Enclosed with Garage/Workshop. Available by separate negotiation.



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