

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Maresfield, Main Road, Westmuir, Kirriemuir, DD8 5LP

- **Detached Stone Built Villa & Building Plot**
- **Entrance Porch & Hallway**
- **Lounge**
- **Kitchen/Dining/Family Room**
- **Utility Room**
- **Four Piece Family Bathroom**
- **4 Bedrooms**
- **Gas Central Heating & Double Glazing EPC D**
- **Driveway & Detached Garage/Workshop**
- **Building Plot Included with Outline Planning 850 sqm or thereby, Generous Sized Gardens**
- **Character Home**

Offers over £300,000

This traditional red sandstone detached villa is situated in the village of Westmuir on the outskirts of Kirriemuir and is convenient for all local amenities and services. 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.

The property offers spacious accommodation over two floors and has retained much of the original character and charm. Features include gas fired central heating, double glazing with patio doors, modern dining size kitchen, four piece bathroom, feature log effect gas stove in lounge and well-proportioned accommodation throughout.

Externally there is a driveway courtyard with ample parking for a number of vehicles and leading to the detached garage/workshop with power and light.

There is a building plot with outline planning permission in the rear garden with a tarmac access road leading to separate gated entrance. Plot extends to 850 sqm or thereby.

This is a rare opportunity to obtain a distinctive home of character together with a building plot and viewing is highly recommended.

- Entrance Porch:** Approx. 2.15m x 1.56m. Double glazed windows to front and side. Double glazed exterior door. Tiled floor. Double glazed door into hallway.
- Hallway:** Staircase to upper floor accommodation. Door to inner hallway.
- Inner Hallway:** Shelved airing cupboard.
- Lounge:** Approx. 5.37m x 3.7m. An excellent size public room having double glazed window to front and double glazed window to rear with fitted window seat enjoying outlook over the rear garden. Feature log effect gas stove on tiled hearth with wooden mantel above. Cornicing. Shelved recess cupboard with storage below.





Kitchen/Dining Room:

Approx. 3.85m x 5.5m. Two clearly defined areas. The kitchen is fitted with modern floor, wall and drawer units with integral double oven, gas hob, extractor hood, dishwasher and fridge. Tiling to splashback. Stainless steel bowl sink and drainer with mixer tap. Island workstation again with fitted units below. Double glazed window to rear.

The dining/family room has two sets of double glazed corner patio doors enjoying pleasant outlook over the mature gardens to rear.





Rear Vestibule:

Double glazed exterior door to side.

Utility Room:

Approx. 2.62m x 1.36m. Modern base and high level storage units. Plumbed for washing machine. Space for tumble dryer, small chest freezer and further appliances. Stainless steel sink and drainer. Double glazed window to side. Hatch to loft space. Extractor.



Bathroom:

Approx. 2.77m x 1.85m. Four piece white suite comprising WC, wash hand basin, free standing roll top bath and shower cubicle. Part tiled. Extractor fan. Double glazed frosted window to side.

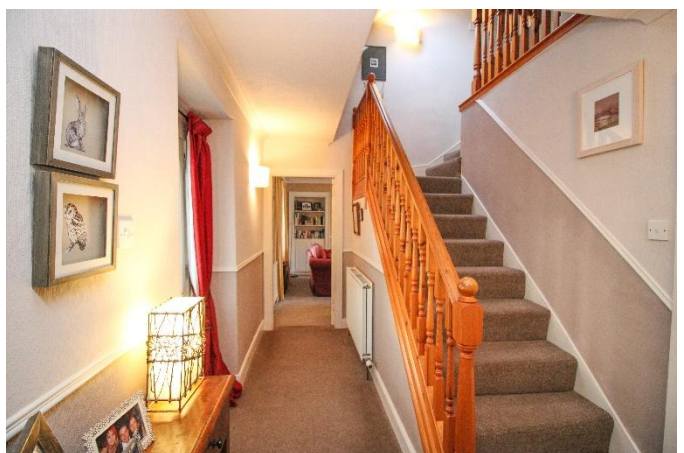
Bedroom 1:

Approx. 3.9m x 3.36m. Excellent size double bedroom located to the front of property. Feature beams. Cupboard housing central heating boiler. Double glazed window to front with cushion seats.



Bedroom 2:

Approx. 2.65m x 2.8m. Another well-proportioned room at ground floor level with double glazed window enjoying outlook to rear. Fitted wardrobe under stairs with light.



Upper Floor Accommodation:

Upper Floor Landing:

Cupboard into eaves storage. Double glazed velux window. Balustrade.



Bedroom 3:

Approx. 5.65m x 4.75m (measured into bay window). Excellent size double bedroom with double glazed window to side. Double glazed bay window enjoying views over the village towards Strathmore and Sidlaw Range.



Bedroom 4:

Approx. 3.8m x 4.75m. Another excellent size double bedroom with double glazed window to side. Double glazed bay window to front, again enjoying the views. Fitted wardrobes.



Outside:

Gravel chip driveway courtyard providing ample parking for multiple vehicles and leading to the detached garage.

Detached Garage – approx. 4.52m x 6m. Double glazed window to side. Exterior door. Attached dog run. Power. Light. Work benches.

Enclosed garden to front with stone dyke laid, for ease of maintenance, in gravel chips with mature holly and shrubs.

The fully enclosed rear garden is extensive and boundaries are defined by mature beech and conifer hedging. A wide range of established shrubs define lawn, pathway and borders.

There is outline Planning in the garden with plot extending to 850sqm or thereby and a copy of the outline Planning Permission can be obtained from the selling agent. This would be ideal as a development opportunity.



Do not scale from this Drawing.

The Contractor must verify all dimensions on site prior to commencing any works, purchase of specified items, and production of fabrication drawings. The contractor takes full responsibility in ensuring that all works executed are in accordance with the current Building Regulations. The Contractor is to advise the Architect of any errors or omissions. No party should take dimensions digitally from this drawing. No variations or modifications to work shown shall be implemented without prior written approval. All issues of this drawing are superseded by the latest revision. All drawings and specifications remain the property of the Staran Architects Ltd. All drawings to be read in conjunction with the project Health and Safety Plan, any conflicts should be presented to the projects Principal Designer. © STARAN Architects Ltd



Site Location Plan



Scale - 1:1250

Indicates Site Boundary.

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Project
Proposed Development at
Maresfield, Main Road, Westmuir, Kirriemuir, DD8 5LP.
Mrs. C. Ferguson.

Drawing Title
Location Plan

Job Number	Drawing Number	Revision	Scale @ A4
2279	GA(PL)001	-	1:1250

PLANNING



Proposed Site Layout



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Indicates the Boundary of the Proposed Development

Indicates Boundary of Local Authority of the Applicant

Scale 1:200
 0m 5m 10m 20m

REV	Notes	Date

Project:
 Proposed Development at
 Maresfield, Main Road, Westmuir, Kinross, DD8 5LP,
 Mrs. C. Ferguson.

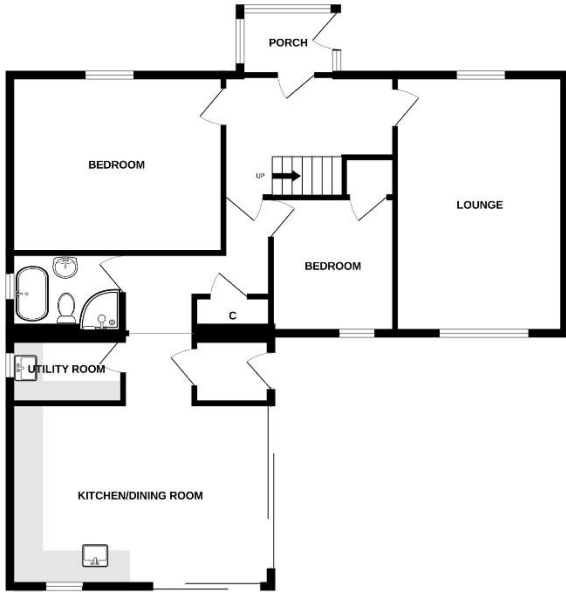
Drawing Title:
 Proposed Site Plan

Job Number	Drawing Number	Revision	Scale @ A1
2279	GA(PL)003	-	1:200

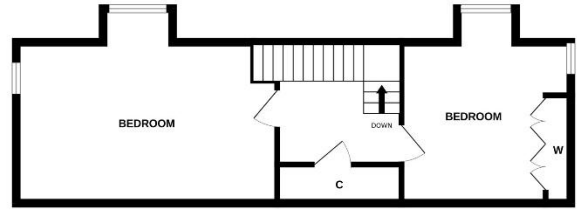
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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