

ASPENS

Airlie, Kirriemuir, Angus, DD8 5NP



Thorntons 

The right way to move

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Welcome to ASPENS

A superior two-bedroom detached house which offers a refined rural lifestyle set directly beside open countryside in the hamlet of Airlie, further boasting luxurious contemporary interiors and equally spectacular gardens.

PROPERTY NAME

Aspens

LOCATION

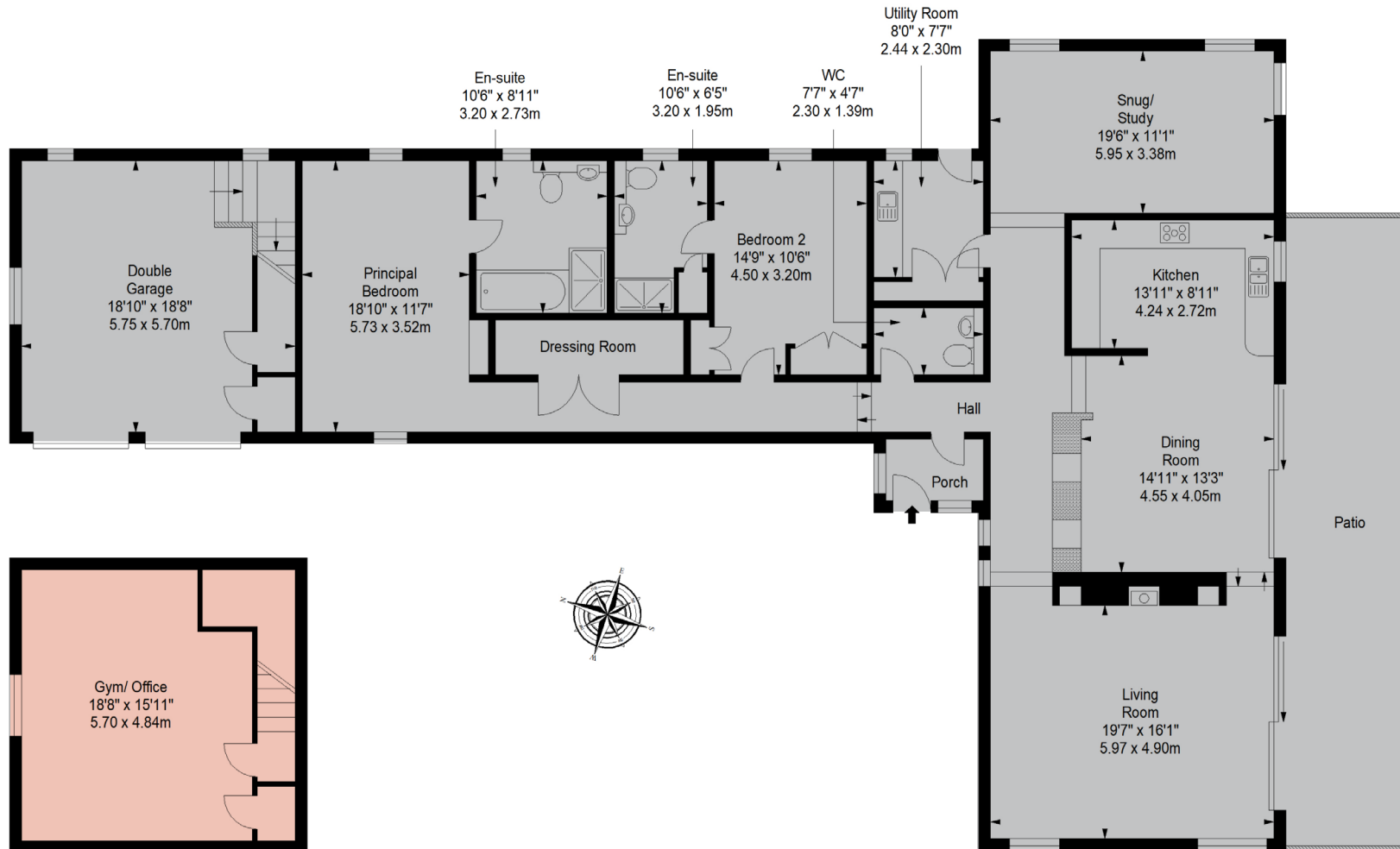
Airlie, Kirriemuir, DD8 5NP

APPROXIMATE TOTAL AREA:

184.0 sq. metres (1980.6 sq. feet)

Ground Floor- First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.





LOCATED IN AIRLIE,
ASPENS IS A UNIQUE
architect-designed property

A predominantly single-storey layout with a generous footprint spanning over 1980 square feet and a large plot measuring roughly 46m x 60m.



A LUXURIOUS

rural lifestyle set beside uninterrupted open countryside



This two-bedroom detached house has been carefully arranged to maximise contemporary appeal, including impressive glazing and openly connected accommodation which further enhances the home's generous sense of space, light, and the sociable nature of the interiors. Three reception rooms add to the effect, along with an on-trend kitchen, two en-suites, and a WC. Furthermore, the interiors are finished to an exceptionally high standard too, incorporating a wealth of luxury features and coordinated interior design. Meanwhile, the exteriors include extensive private parking and landscaped wraparound gardens that gaze out over the neighbouring countryside – a spectacular uninterrupted backdrop to admire.

GENERAL FEATURES

- A unique architect-designed detached house
- Large plot measuring roughly 46m x 60m
- Idyllic rural setting in the hamlet of Airlie
- Spectacular far-reaching countryside views
- Luxurious interiors with an open layout
- EPC Rating - C

ACCOMMODATION FEATURES

- Dual-aspect porch with full-height glazing
- Welcoming hall with a convenient WC
- Three reception rooms with unique features
- Stylish kitchen with integrated appliances
- Separate utility room with further storage
- Large, dual-aspect principal suite with:
 - A double-door dressing room
 - A four-piece en-suite bathroom
- Second spacious king-size bedroom with:
 - Generous built-in wardrobe storage
 - A three-piece en-suite shower room
- Private gym/office set above the garage
- Double glazing and wet underfloor heating
- Solar roof panels for greater efficiency

EXTERNAL FEATURES

- Stunning wraparound gardens with country views
- Multi-car driveway and double garage with storage

A UNIQUE AND LUXURIOUS HOME



with sophisticated interiors

Aspens immediately catches the eye with its unique design and layout, complete with natural finishes and a wonderful array of windows. Stepping inside, a dual-aspect porch with full-height glazing offers a hint of what to expect, while the central hall firmly establishes the home's sophisticated interior design.





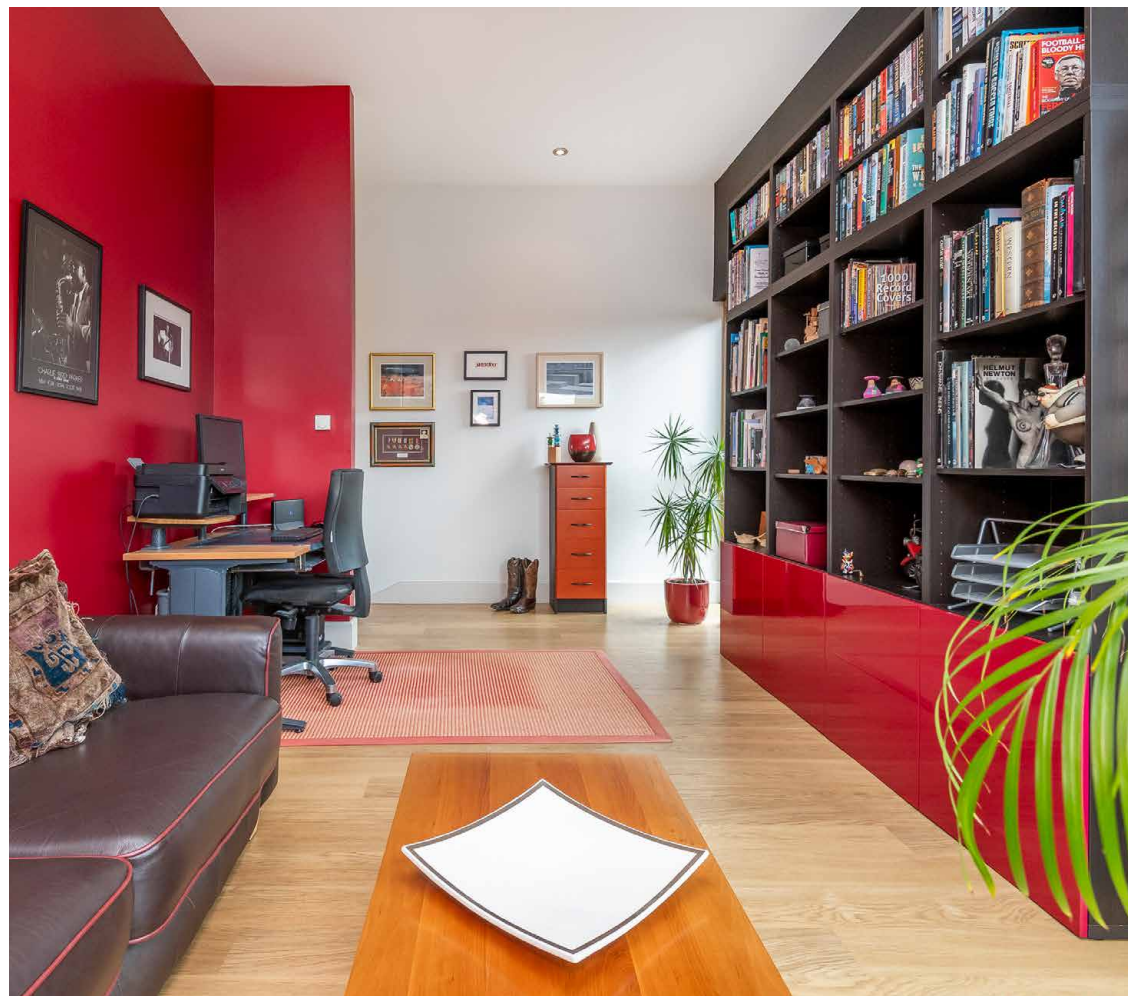
OPENLY CONNECTED

reception rooms



*Enhancing
space, light &
sociability*

Located along the south-facing wing of the home, the three reception rooms are all openly connected yet cleverly zoned to maintain their own sense of space. It is a stylish setup that enhances the contemporary aesthetics. Each room has an expansive footprint and oversized windows, capturing abundant sunlight and beautiful country views.





The dual-aspect living room

further boasts a wall-set log-burning stove, as well as a double-height ceiling and patio doors to the garden like the adjacent dining room. It also has a rich wood-textured floor like the dual-aspect snug/study which offers the flexibility to be used as a family room for cosier evenings in.

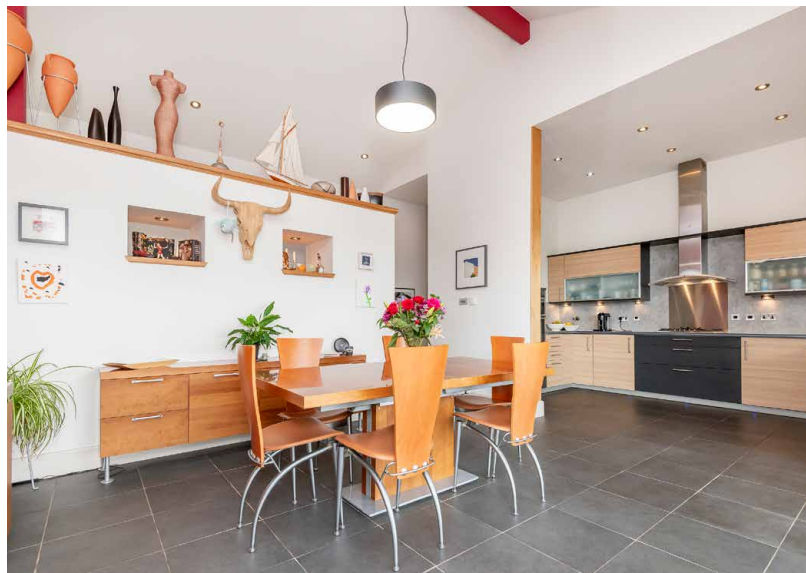


THE ADJACENT DINING ROOM
with double-height ceiling and patio doors to the garden



A STYLISH KITCHEN

which forms an integral part of the open-plan flow



The kitchen continues the home's open flow of accommodation, extending off the dining area while retaining its own identity. It has a fashionable design too, incorporating modern cabinetry in mix-and-match tones alongside sweeping worktops and splashbacks that bring the look together. Under-unit lighting allows for ambient moods and integrated appliances ensure a seamless finish (five-burner gas hob, extractor hood, double oven, fridge, freezer, and dishwasher). A separate utility room provides further storage and a washing machine.

*“... incorporating modern
cabinetry in mix-and-match
tones alongside sweeping
worktops...”*





The two bedrooms are both large king-size suites that pair soothing neutral backdrops with bold feature walls and plush carpets. Both have a lot of space for bedside furnishings and both have the luxury of their own en-suite. The principal bedroom also has the advantage of dual-aspect windows and a double-door dressing room, while the second bedroom has one generous built-in wardrobe and one large shelved cupboard.



THE BEDROOMS



“...soothing neutral backdrops with bold feature walls and plush carpets...”


MODERN EN-SUITES

and a WC all with complementary designs

The two modern en-suites are both bright and spacious, with complementary décor and tile work. The principal bedroom has a four-piece suite, comprised of a hidden-cistern toilet, a washbasin, a towel radiator, a bath, and a separate shower enclosure. The second bedroom's en-suite features a hidden-cistern toilet, a washbasin, a shower cubicle, and built-in storage. There is also a convenient WC just off the hall.

For optimal comfort, the property has double-glazed windows and wet underfloor heating throughout. It also has solar roof panels for greater efficiency.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

A large, wraparound garden with a wooden house in the background. The garden features a mix of green grass, yellow and purple flowering plants, and a stone retaining wall. The house has a red base and a wooden upper section. The sky is blue with white clouds.

The wraparound gardens add to the impressive scope of Aspens, providing a wealth of outdoor space with outstanding privacy, all-day sun, and unobstructed views over the open countryside.

WRAPAROUND GARDENS

*Gardens as stunning as
the interiors*



Meticulously maintained and professionally landscaped, the gardens feature generous swathes of lawn, mature plants and trees, a designated vegetable growing bay, a decked area, and a patio (part of which is sheltered). Magical and every bit as

stunning as the interiors, they are another asset to this superior home. Completing Aspens is private parking for several vehicles via a large driveway and an integrated double garage, which further boasts storage and a private gym/office set above.

KIRRIEMUIR

The property is located in the picturesque hamlet of Airlie, offering a sought-after rural lifestyle set directly besides open countryside. The area has a primary school, and local bus services, and it is just a brief drive from the charming town of Kirriemuir. Known locally as Kirrie, Kirriemuir is the “Gateway to the Glens” and lies just under six miles from Angus’ county town of Forfar. Kirriemuir is perhaps best known as the birthplace of Sir JM Barrie, creator of Peter Pan, whose childhood home in the town is now a museum. There is a statue of Peter Pan in the middle of the town, and Barrie gifted a camera obscura to the people of the town, along with the cricket pavilion in which it is housed, which is a popular tourist attraction, from which panoramic views of the surrounding countryside can be enjoyed.

“Gateway to the Glens”



The town is home to excellent amenities, including a supermarket, a minimarket, a number of independent retailers, a bakery, a Post Office, cafés, coffee shops, bars, a restaurant, and takeaways, as well as hairdressers, a barber, and beauty salons. More extensive shopping facilities, including high street stores and ASDA and Tesco Superstores, can be found in nearby Forfar. Kirriemuir hosts an annual traditional music festival and the town hall offers events throughout the year such as plays and concerts, whilst the town also enjoys a number of community and sports groups, and a sports centre with a swimming pool and gym. For those who prefer spending time outdoors, Kirriemuir has a number of parks and its own golf course, with no shortage of walking, cycling and running routes in the surrounding countryside. Schooling is well catered for in the town, with two primary schools (Northmuir and Southmuir) and a secondary school, Webster’s High School. Kirriemuir is well connected to the rest of the county and further afield, owing to excellent bus and road links.



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