



# Spacious steading house

2 Peathill Steadings, Careston, by Brechin, Angus, DD9 6SA

Freehold



Deceptively spacious and well located steading conversion with lovely views to the hills

Hallway • open plan living room/dining room, cloakroom • utility room • kitchen • 5 bedrooms (2 en suite) • bathroom

Garden sheds, double car port • Enclosed garden • EPC rating = C

#### Distances

A90 2 miles, Brechin 5 miles, Forfar 10 miles, Dundee 24 miles, Aberdeen 44 miles

\*All distances and times approximate

#### Situation

2 Peathill Steadings at Careston is situated in a most attractive rural location, between Brechin and Forfar, and with lovely views north to the Angus hills, yet is only some 2 miles from the A90 dual carriageway.

It is a most appealing area, comprising rolling farmland, while to the north lie the Angus glens. There is an abundance of wildlife in the area, and beautiful sunsets. The property is ideally situated for those who wish to enjoy the range of outdoor pursuits offered in Angus. Salmon fishing is available on the nearby North and South Esks or the West Water. The Angus Glens have excellent hill walking and there is skiing at Glenshee. From Edzell the scenic Cairn o' Mount road gives access to Deeside. Local golf courses include Edzell and Brechin, along with the championship course at Carnoustie. There are pleasant sandy beaches at Lunan Bay and St Cyrus.

The nearby towns of Forfar, Brechin and Kirriemuir provide

a range of shopping, leisure and business facilities. Primary and secondary schooling can be found in Brechin. There is also a primary school at Tannadice. Edzell has good local shopping as well as a country club within the Glenesk Hotel. Private schooling is available at Lathallan (Johnshaven) and at the High School of Dundee, both having a dedicated bus service.

Despite its rural location 2 Peathill Steadings is not remote. The A90 is just 2 miles away and links Aberdeen with Dundee and Perth. Both Aberdeen and Dundee are therefore easily accessible and offer all the services expected of major cities including renowned cultural facilities. There are railway stations at Montrose and Laurencekirk with regular services to Aberdeen and the south, including a sleeper service. Aberdeen Airport has a range of flights and there is a service from Dundee to London City. Journey times to Aberdeen and its airport have been much reduced by the opening of the Aberdeen Western Peripheral Route.



## Description

No 2 Peathill Steadings is a most attractive steading conversion. Converted in 2007, it is one of a group of four houses within the original steading, three of which including No 2 are within the main stone farm building with No 2 being an end property. It benefits from lovely views north to the Angus hills and has a date stone of 1798. Although a recent conversion, the property has continued to benefit from further improvements. The detached car port was erected in 2013, while in 2014 the entrance porch was added, along with a paved patio and garden sheds, and new French doors fitted in the open plan living room/ dining room, which link the house to the garden. Since 2016 the loft has been floored, a summerhouse has been built, a new septic tank installed and wardrobes fitted in two of the upstairs bedrooms. It is a deceptively spacious house which offers versatility, particularly with the downstairs bedroom wing, and could have potential for bed & breakfast. It is fully double glazed and has oak flooring in the hallway, living room / dining room, cloakroom and kitchen.

A covered entrance with a partially glazed front door opens to an entrance vestibule, which leads on to the hallway, with a useful hanging and shelved cupboard. Steps lead up to the fine open plan living / dining room. The sitting area has French doors to the garden, a large stone fireplace with wooden mantel housing a multi fuel burning stove, and a

large picture window making the most of the views. The dining area also has French doors and a shelved storage cupboard. Also off the hallway is a useful cloakroom with WC and washbasin, while the utility room has fitted wooden units with tiled splashbacks, sink, plumbing for a washing machine, and a Worcester Greenstar Heat Slave 25 / 32 oil fired boiler.

The well presented kitchen has wooden wall and floor units with beech worktops, tiled splashbacks and soft closing doors, incorporating an AEG Competence double oven, Diplomat four ring Ceran hob with extractor and fitted fridge freezer. A central island unit has wooden worktops, Bosch dishwasher, and a deep porcelain sink, while a partially glazed entrance door with an outside covered canopy links to the courtyard. Off a passageway is bedroom one, currently used as an office, together with a partially tiled en suite bathroom with bath with hand held shower, tiled shower cubicle, corner pedestal washbasin, WC, together with a door to bedroom two.

A staircase with wooden banisters and handrails leads up to the first floor landing which has a hatch with an attic ladder to a partially floored loft space. Bedroom three has a fitted wardrobe as does the principal bedroom which also has lovely views to the hills and a partially tiled en suite bathroom with bath with hand held shower, tiled shower cubicle, pedestal washbasin and WC. The partially tiled



family bathroom has a bath with hand held shower, tiled shower cubicle, pedestal washbasin and WC, together with a door to bedroom five, which is currently used as a TV room.

Outside and adjacent to the living room / dining room is a paved seating area, with a wooden garden shed/store (3 m x 1.8 m). The enclosed garden comprises a lawn with two young willow trees, shrubs and raised vegetable and herb borders, together with a further garden shed (1.5 m x 1.5 m) and a wooden summer house (2.4 m x 2.4 m).

On the south side of the steading development are communal parking areas and a gravelled courtyard. No 2 Peathill Steadings has a wooden double car port (5.9 m x 4.7 m) with box profile roofing.

#### Viewing

Strictly by appointment with Savills - 01356 628628 or 01224 971110.

#### Directions

From the A90 (Dundee to Aberdeen dual carriageway) about 2 miles south of Brechin and 3 miles north of Finavon, turn onto the road signposted to Careston, Menmuir, Fern and Noranside. Proceed for 0.6 miles and turn left, signposted Careston, and the turning into Peathill Steadings will be seen on the right after 0.6 miles. Proceed up the farm road and park adjacent to the double car port. No 2 Peathill Steadings will be seen ahead.

#### General Remarks

##### Outgoings

2 Peathill Steadings is in Band F for council tax purposes.

##### Solicitors

Alastair Hart & Co, 76a Countesswells Road, Aberdeen, AB15 7YJ.



### Services

Mains water and electricity, private drainage, oil fired central heating.

### Fixtures and Fittings

Fitted carpets, curtains and blinds are included other than the curtains in bedroom two and the entrance vestibule. The light fittings are included other than the hanging lights in the sitting room, dining room, principal bedroom, bedrooms two and three.

### Access

There is a right of access over the farm road leading to Peathill Steading. At Peathill the areas outwith the houses and gardens are communal.

### Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Possession

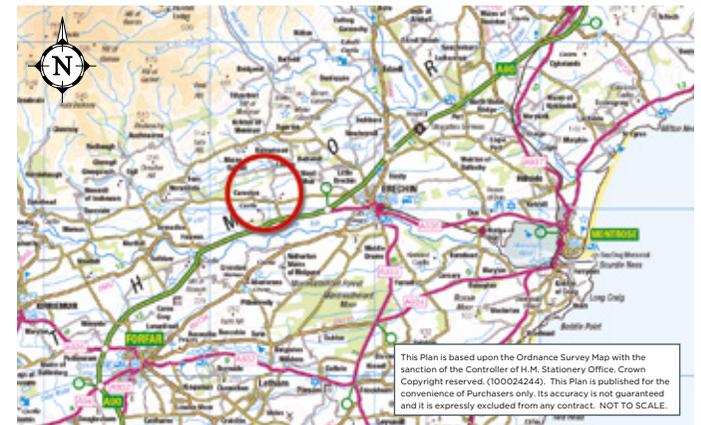
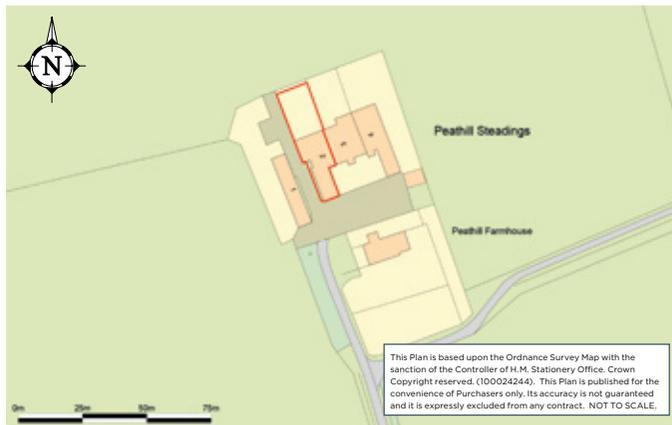
Vacant possession and entry will be given on completion.

### Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.



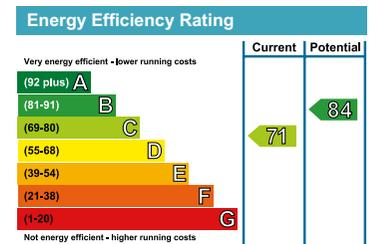
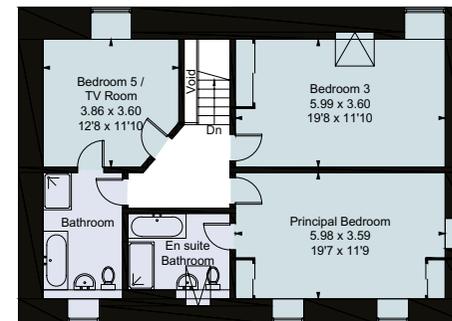
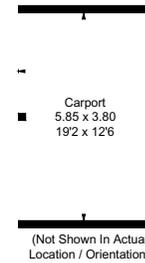
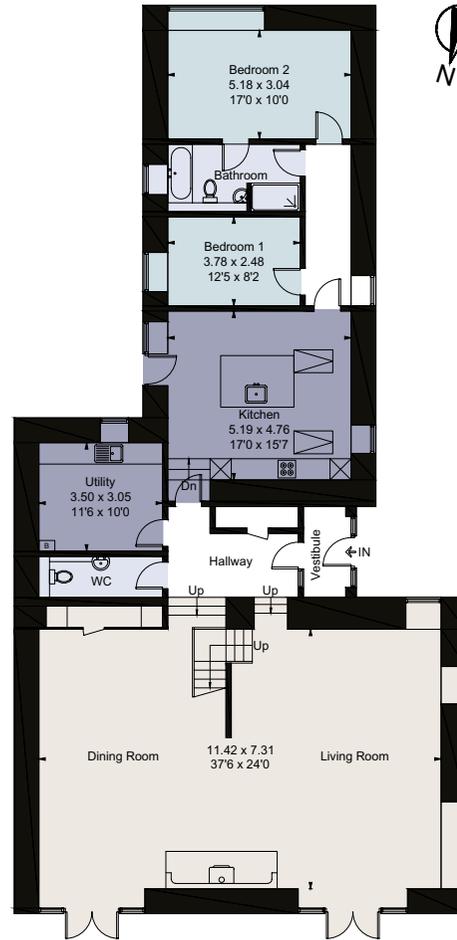
**2 Peathill Steadings, Careston, by Brechin, Angus, DD9 6SA**  
**Gross internal area (approx)** 275.8 sq m / 2969 sq ft  
 (Excluding Void)

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