



# Substantial and impressive country house

**The Kirklands, Logie Pert, by Montrose, Angus, DD10 9JX**

Freehold





Hall • Sitting room • Dining room • Study • Kitchen • Utility  
• Six bedrooms (two en suite) • Family bathroom •  
Shower room • Attic

Steading with considerable potential • Walled garden •  
Paddocks • About 2.33 acres • EPC rating = F

Bella's Cottage: One bedroom cottage • EPC rating = F

In all about 2.41 acres

As a whole or in 2 lots

Additional site extending to 0.73 acres with planning  
application submitted for a 4 bedroom house

### **Distances**

A90 (Northwaterbridge) 2  
miles, Montrose 7 miles,  
Laurencekirk 7 miles, Forfar 18  
miles, Dundee 32 miles,  
Aberdeen 37 miles

### **Situation**

Located on the east coast of  
Scotland, Angus is a county  
renowned for its heather clad  
hills, productive farmland and  
attractive coastline. The  
Kirklands is situated to the  
south of the River North Esk  
which is the county boundary  
between Angus and the  
historic county of  
Kincardineshire, now part of  
Aberdeenshire. The county of  
Angus stretches from Dundee,  
City of Discovery and home to  
the V&A Museum, up to the  
Montrose Basin, an important  
sanctuary for thousands of  
waders, wildfowl and migrating  
geese. The Kirklands lies  
midway between Dundee and  
Aberdeen, the oil capital of  
Scotland.

It is an appealing area,  
comprising rolling fields and  
countryside, while to the north  
are the Angus hills and glens.  
The property is ideally situated  
for those who wish to enjoy the  
range of outdoor pursuits

offered locally. As well as on  
the North Esk, salmon and sea  
trout fishing is also available on  
the River South Esk and the  
West Water. The Angus Glens  
also offer some of the best  
hillwalking in eastern Scotland  
and skiing at Glenshee. From  
Edzell the scenic Cairn o'  
Mount route gives access to  
Deeside. Golf courses in the  
area include Edzell and  
Montrose, with the  
championship courses at  
Carnoustie and St Andrews  
also being easily reached.  
There are pleasant sandy  
beaches at Lunan Bay and St  
Cyrus, which is a nature  
reserve.

Both Montrose and Brechin  
are well served with local  
shops, business and leisure  
facilities together with  
nurseries and schooling. There  
is a swimming pool at the new  
community campus in Brechin  
and also a pool and sports  
centre in Montrose. There are  
primary schools at Hillside and  
at Stracathro. Private  
schooling is available in  
Aberdeen and at Lathallan  
(Johnshaven), which has its  
own bus service from Brechin,  
as has Dundee High School.









The A90 is easily reached and provides fast access to Aberdeen and south to Dundee and Perth. At Perth, it connects with the M90 to Edinburgh and the A9 to Glasgow. Both Aberdeen and Dundee are easily reached and offer all the services expected of major cities. There are railway stations at Montrose and Laurencekirk on the east coast main line with regular services to Aberdeen and the south, including a sleeper to London. Journey times to Aberdeen and its airport are much improved with the opening of the Western Peripheral Route. Aberdeen Airport provides a range of domestic and European flights, and there are services from Dundee to London City. Edinburgh Airport is easily accessible.

#### **Lot 1 - The Kirklands, About 2.33 Acres**

The Kirklands is a most attractive former manse, which dates from the 18th century and was remodelled and extended in the later part of the 19th century. It occupies a lovely, yet very convenient position, with south facing gardens leading down to the Gallery Burn, while there are lovely views north to the Angus Glens. The original part is believed to have been built as a small farmhouse. It was then acquired by the church as a manse for Logie Pert, and was extended and gentrified at that time. As such it is a beautifully proportioned house, with some fine rooms and architectural features. The church closed in the 1950s and the house has

been in private ownership since then. It is very pretty, stone built and part harled with a slate. It is light and spacious, making the most of its position and views, and still retains much of its original character and features, such as cornicings in the principal rooms, together with some picture rails, and panelled doors. Some 20 years ago the house was subject to a major refurbishment programme which included rewiring, re-plumbing, replacing the central heating system, as well as renewing the kitchen, bathroom and shower room. Since then oak panelling has been fitted into the hall and study, along with the wood burning stove and oak flooring in the hall. Since 2010 the roof on the steading has been renewed and more recently a new electricity distribution board has been fitted. The Kirklands is, therefore, a house of great character, but one which has benefited from considerable improvements in recent years.

A tarred driveway leads up to the house. A gate opens up on to a gravelled and parking area in front of the house where there is a small pond and a paved seating area, while a further gate opens on to additional parking at the back of the house and adjacent to the steading. A wooden front door, which is partially glazed and leaded, opens to an impressive hall which has feature arches, oak panelling, oak floor and a Jotul high level wood burning stove, a staircase to the first floor with a walk in understair cupboard, together















with back stairs, also with a walk in cupboard. Accessed from the hall are the principal reception rooms. The delightful double aspect sitting room has a bay window with window shutters overlooking the garden, high level skirting and a fireplace with a wooden mantel. Opposite is the fully fitted kitchen which has wooden wall and floor units with wooden worktops and tiled splashbacks. Appliances include a four oven AGA with extractor and wooden mantel, Bosch dishwasher, John Lewis five ring gas hob with extractor, Panasonic microwave, John Lewis oven and a Fridgemaster American style fridge / freezer. In addition it has a sink, tiled floor and plenty of space for informal dining. Beyond is a utility room, again with fitted wooden units with tiled splashbacks, together with a sink, plumbing for a washing machine, shelved cupboard and a tiled floor. A rear entrance vestibule has fitted cupboards and there is a partially tiled WC with washbasin and tiled floor. Also off the hall is the dining room, currently used as a cosy living room, with a connecting door to the kitchen, walk in shelved cupboard, shelved press and a fireplace with mantel. The study has oak panelling to dado level, fitted shelves, fireplace with tiled inserts and mantel, shelved display recess and window shutters. A useful downstairs bedroom (one) has oak flooring, recessed shelves and an en suite shower room with wet walling, washbasin, WC and a tiled floor.

The front staircase is lit by a

large leaded window and has wood panelling to dado level. On the first floor, bedroom two is another bright double aspect room and has a bay window with window shutters overlooking the garden, and high level skirting. A tiled shower room has a shower cubicle with basin, WC and a tiled floor. Bedrooms three, four, five and six all have cast iron fireplaces with wooden mantels. Bedroom four has a washbasin, while bedroom five, which is another double aspect room, has a shelved and hanging press and an en suite bathroom with spa bath, pedestal washbasin, bidet, WC and window shutters. Bedroom six also has window shutters and a dado rail. The tiled bathroom has a bath with shower over, washbasin with vanity unit and a WC. A staircase from the landing leads up to an attic room and an attic.

In front of the house is a south facing walled garden. This is mainly lawn, has a south facing border, together with a wooden summer house (2.4 m x 2.7 m), and at the bottom are some useful composting bins. Beyond is a lower area of garden alongside the Gallery Burn, with some fine trees. Adjacent to the drive is a grass paddock, with a further paddock beyond the steading.

The stone built steading is arranged around a courtyard, and has considerable potential for a variety of uses, subject to obtaining any necessary planning consents. Currently it provides ample storage and includes a store with power and light, a garage with concrete



floor, power and light, and steps up to a floored loft. A workshop / garage has a concrete floor, power and light. There are two former stables currently used for storage, and a further store. Completing the steading is a further workshop with concrete floor and another store. Adjacent is an oil tank and a wooden garden shed (2.1 m x 2.3 m).

### Lot 2 - Bella's Cottage

This is a pretty single storey cottage, stone built and harled, with a slate roof and arched windows. It has gravelled parking and the enclosed garden includes gravelled and paved seating areas. The living room / kitchen has a fireplace with wooden mantel and Morso wood burning stove, together with oak flooring. Kitchen appliances include a sink, Beko oven, hob and washing machine, together with a Lamona fridge and freezer and Logik extractor. The bedroom also has oak flooring, a walk in cupboard and an en suite with wet walling, bath with shower, washbasin and WC.



### General Remarks

#### Viewing

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

#### Directions

From the A90 (Dundee to Aberdeen dual carriageway) at Northwaterbridge, some 4 miles south of Laurencekirk, and 3.5 miles north of Brechin, being the county boundary between Angus and Kincardineshire, turn signposted for Hillside. Continue for 1.6 miles and then turn left signposted Logie Pert, Ardoch and Gallery. After 0.4 miles, at the left hand corner, bear right signed Kirklands and Bella's Cottage and continue down the tarred road to Bella's Cottage and bear left.

#### Outgoings

Angus Council tax band G.

#### Energy Performance Certificate

The Kirklands = F  
Bella's cottage = F









**Solicitors**

Thorntons, 55 High Street,  
Montrose, Angus, DD10 8LR.

**Services**

The Kirklands: mains water & electricity, private drainage, double glazing, oil fired central heating (with outside Grant boiler).

Bella's Cottage: mains water & electricity, private drainage.

**Fixtures and Fittings**

Fitted carpets, window blinds and light fittings are included. The log burner in the study is excluded.

**Environmental Stipulations**

The Kirklands is Listed Category C.

Bella's Cottage, previously known as Manse Lodge, is Listed Category B.

**Additional Property**

On the other side of the access road is a further paddock extending to some 0.73 acres. A planning application was submitted for a four bedroom house. For further information please contact the selling agents.

**Access**

The road running down to Bella's Cottage is adopted.

**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**

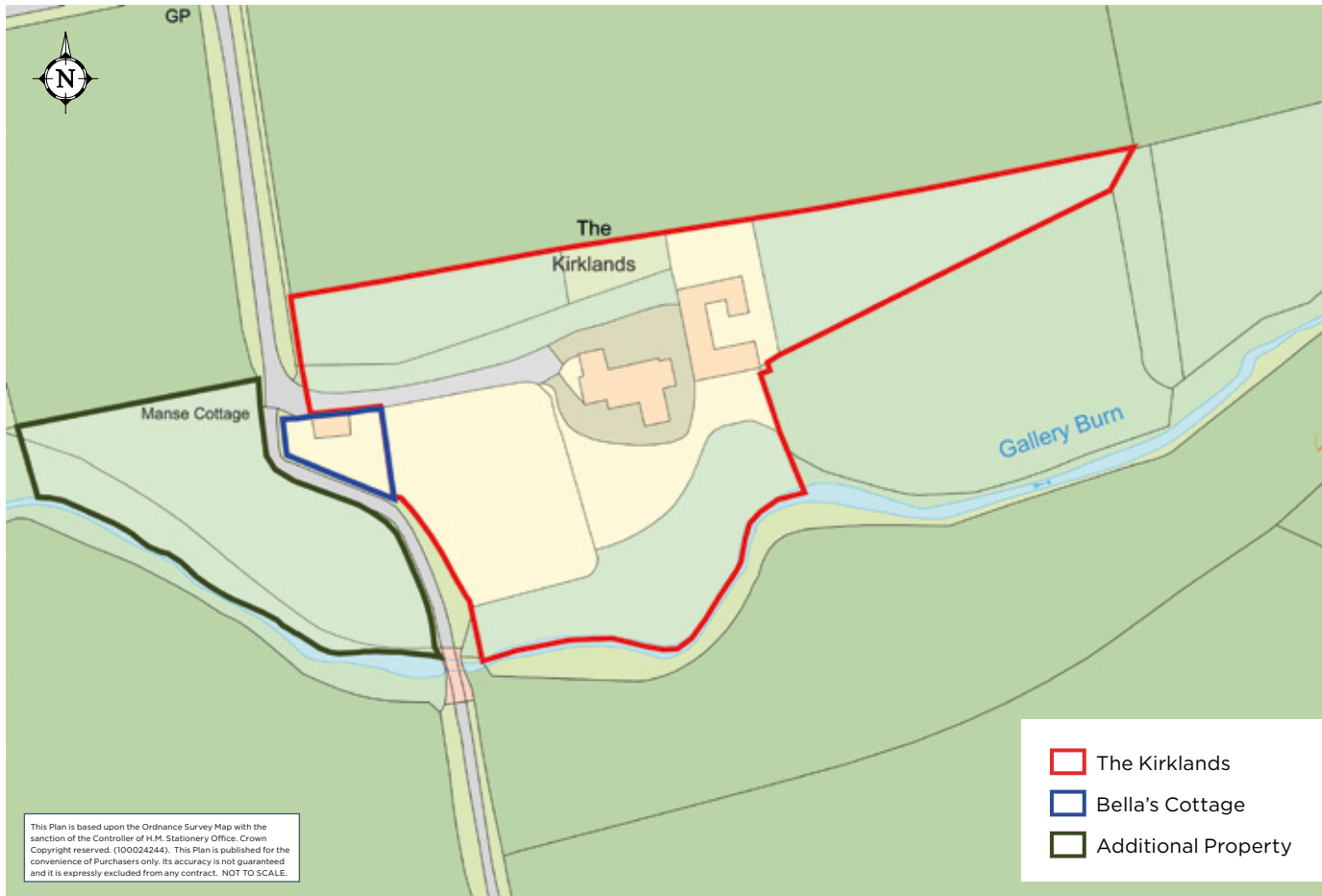
Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**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.









**The Kirklands, Logie Pert, by Montrose, Angus, DD10 9JX**

**Gross internal area (approx)**

**The Kirklands** 403.1 sq m/4339 sq ft

**The Steading** 222.3 sq m/2393 sq ft

**Bella's Cottage** 34.6 sq m/372 sq ft

**Total** 660 sq m/7104 sq ft



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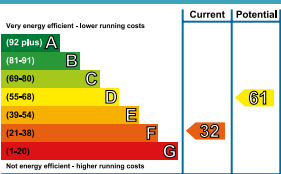
**Sandra McGregor**

Savills Aberdeen

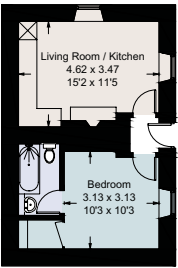
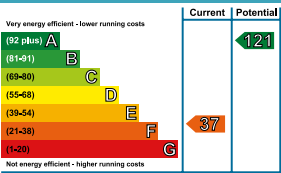
**01356 628611**

smgregor@savills.com

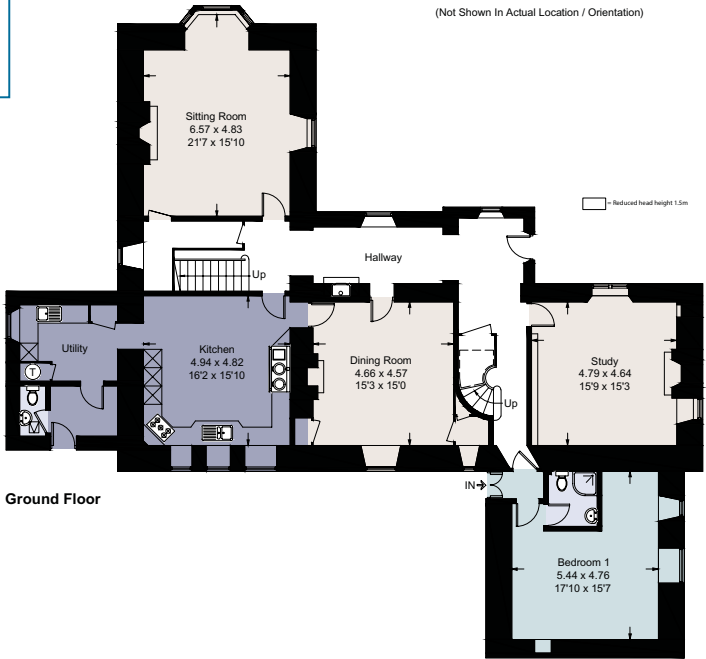
**Energy Efficiency Rating - The Kirklands**



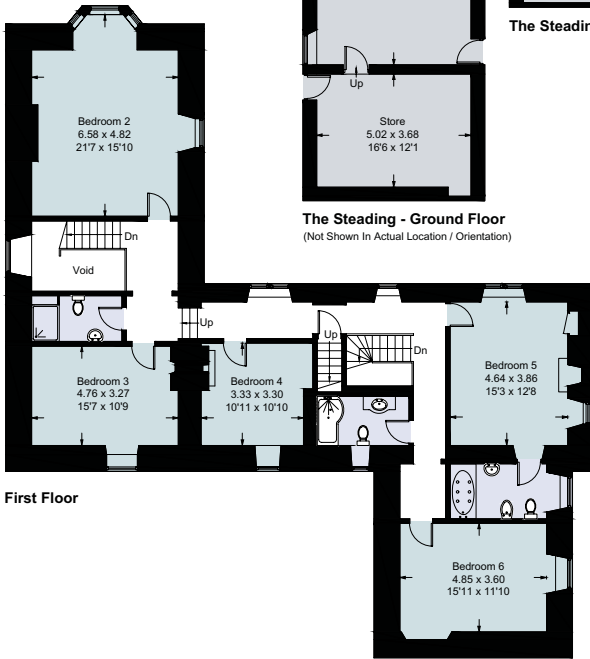
**Energy Efficiency Rating - Bella's Cottage**



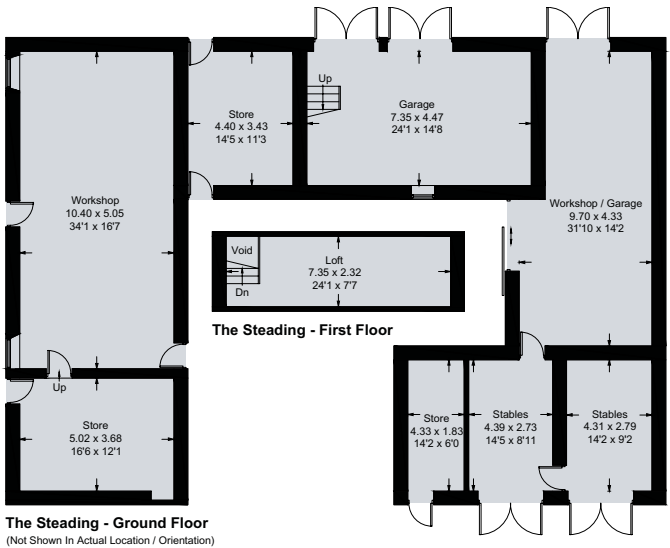
**Bella's Cottage**  
(Not Shown In Actual Location / Orientation)



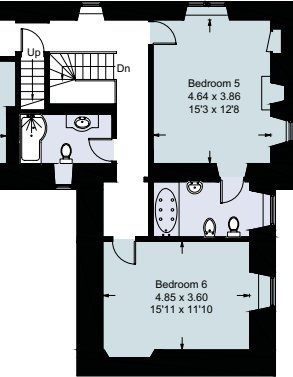
**Ground Floor**



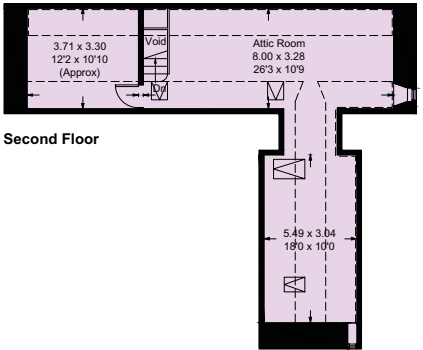
**First Floor**



**The Steading - First Floor**  
(Not Shown In Actual Location / Orientation)



**The Steading - Ground Floor**  
(Not Shown In Actual Location / Orientation)



**Second Floor**

For identification only. Not to scale. © 22/03/03 SM

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