



Outstanding and well located townhouse

Doniford, 26 Airlie Street, Brechin, Angus, DD9 6JX

Freehold



Outstanding well located townhouse.

Entrance vestibule, hall, drawing room, dining room, sitting room, dining kitchen, utility room, principal bedroom with en suite, 3 additional en suite bedrooms, 2 further bedrooms, 2 bathrooms • Garage, lovely gardens • About 0.46 acres • EPC rating = D

Distances

A90 2 miles, Montrose 9 miles, Forfar 11 miles, Dundee 26 miles, Aberdeen 40 miles.

Situation

Doniford is situated in Airlie Street which is a well known and prestigious residential area of Brechin, within easy walking distance of Maisondieu Primary School, the High School and the town centre. Brechin is well served with local shops, business and leisure facilities together with nursery schools. There is a swimming pool at the new community campus. Private schooling is available at Lathallan (Johnshaven) and the High School of Dundee, both with dedicated bus services from the town.

Brechin is situated close to the A90 dual carriageway allowing easy access to both Dundee and Aberdeen, which offer all the facilities expected of major cities. Dundee is renowned for its cultural facilities, including the new V&A museum. There is an airport at Aberdeen which offers a wide range of domestic and European flights. Journey times to Aberdeen and its Airport have been much reduced with the opening of the Western Peripheral Route. There are also flights from Dundee to London City. Montrose and Laurencekirk are on the main east coast

railway line, including a sleeper service to the south.

Brechin is well placed to take advantage of the many sporting pursuits the county of Angus has to offer. There are fine golf courses at Brechin, Edzell and Montrose and the championship course at Carnoustie. Fishing is available on the nearby South and North Esks. Just inland are the beautiful Angus Glens which offer some of the best hill walking in eastern Scotland, together with skiing at Glenshee. Brechin Equestrian Centre is located close by and there are renowned sandy beaches at Lunan Bay and at St Cyrus, which is a nature reserve, as is Montrose Basin.

Description

Doniford is a very fine townhouse, situated in a prestigious residential area in Brechin in Angus. It is an attractive and imposing house, believed to date from the 1890s, and is built of stone with a slate roof. It is understood that the house was built for a chemist who had made his fortune in India. The stained glass window on the stairs is inscribed in memory of his brother who was lost at sea, off Rangoon in 1865. The house has been in the sellers family since the mid 1990s. Initially it was run, very successfully, as a bed and breakfast.



However it has latterly been used as a stunning family home.

Doniford retains much of its period features and elegance, with an impressive hall and three good sized reception rooms, so is ideal for entertaining. Features such as cornicings remain in the reception rooms and principal bedrooms, together with pitch pine panelled doors. It has also benefitted from improvements over recent years. Since 2014 the kitchen has been refurbished and its glazed extension was renewed, creating a lovely space for informal dining or sitting so is very much the heart of the house. Since then the principal en suite has been refurbished and since 2019 a new condensing boiler has been installed. Other than the boiler room the house is fully double glazed and benefits from solar panels which reduce running costs. With three good reception rooms downstairs together with six bedrooms upstairs of which three are en suite, the house is also ideal for modern family living, and it sits well within its own grounds.

A tarred drive leads up to a parking and turning area at the front of the house. A door with an overlight opens to the vestibule which has a picture rail, Amtico flooring and a partially glazed door into the imposing hall with a central pine staircase, picture rail, understair shelved cupboard and a walk in hanging and shelved cloak cupboard. The impressive drawing room has an ornate ceiling, a large six sided bay window, high level

skirting, marble fireplace with cast iron surround and marble hearth, wall mounted LG TV, two wall lights and two uplighters. Opposite is the well proportioned dining room with its picture rail, large square bay window, a fireplace with wooden mantel, cast iron surround and hearth, recessed bookshelves, high level skirting and two wall lights. Off this is a store with fitted shelves and cupboards. The cosy sitting room has a picture rail, two wall lights, corner window, corner fireplace with wooden mantel and Arrow wood burning stove, shelved cupboard and a connecting door to the kitchen. Also off the hall is a partially tiled bathroom with bath, pedestal washbasin and WC, while bedroom one has a picture rail, two wall lights and an alcove with a cupboard below. The dining kitchen has a glazed extension creating a lovely dining area with doors linking to the outside decking, a wall mounted Samsung TV and Amtico flooring. The fully fitted Schneider kitchen has wall and floor units with soft closing drawers. Appliances include a Samsung under counter wine fridge, Zanussi five ring gas hob with Candy extractor, Bosch oven / grill, Bosch dishwasher, two oven AGA (green), and a Samsung American style fridge freezer with water and ice dispenser. In addition there is a shelved airing cupboard and a glazed door to the garden. A utility room has wooden wall and floor units, LG washing machine, clothes pulley, glazed door to decking and a shelved



The staircase, lit by a large leaded and stained glass window, leads to the first floor landing with two picture lights. The partially tiled bathroom has a bath, pedestal washbasin, shower cubicle, WC and two wall lights. Bedroom two is a dual aspect room with two wall lights, two fitted and hanging cupboards and a partially tiled en suite shower room with shower cubicle, pedestal washbasin and WC. The principal bedroom has a picture rail and a tiled en suite shower room with a shower cubicle, pedestal washbasin and WC. Adjacent is bedroom four. Off a rear landing is a walk in cupboard with a Worcester wall mounted boiler and hot water tank. Bedroom five has a hanging cupboard and en suite shower room with corner shower cubicle, washbasin and WC. Bedroom six has an en suite bathroom with bath with shower, washbasin, WC and a cupboard housing a further hot water tank.

To the side of the house is the garage which is block built with an automatic up and over door, concrete floor, water, power and light. To the rear is a wooden garden shed (3 m x 1.8 m). The enclosed rear garden has decking adjacent to the house which makes a lovely seating and entertaining area. There are areas of lawn, apples trees, a hen run and coop (1.8 m x 1 m), and a greenhouse (3.75 m x 2.4 m). There is a paved area adjacent to the kitchen door. The lovely front garden is mainly enclosed by hedges and has a lawn, flower and shrub borders, rhododendrons and trees including gean.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

From the south head north on the A90 dual carriageway and take the turning into Brechin (A935) passing the Brechin Castle Centre. On entering Brechin turn left after passing the Mechanics Institute into Airlie Street. Doniford is the fourth house on the left after the corner.

From the north head south on the A90 and take the turning into Brechin (B966) passing through Trinity. On entering Brechin turn right at the mini roundabout signposted to Little Brechin and Menmuir. Then take the second turning into Latch Road and then take the fourth turning on the left into Airlie Street and Airlie House is the 4th entrance on the left.

Outgoings

Angus Council tax band F.

Energy Performance

Certificate

EPC rating = D.

Solicitors

Blair & Bryden, 39 Princes Street, Port Glasgow, PA14 5JH.

Services

Mains water, electricity, gas and drainage. Roof mounted solar panels.





Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

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.

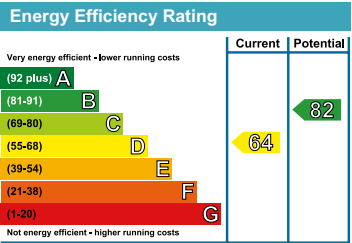
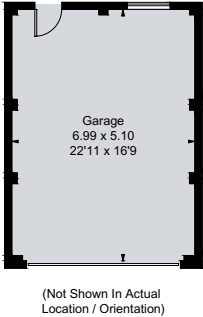
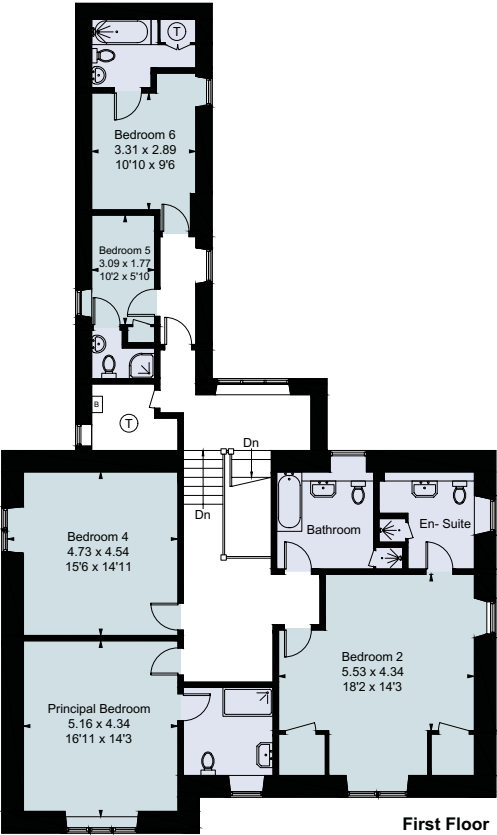
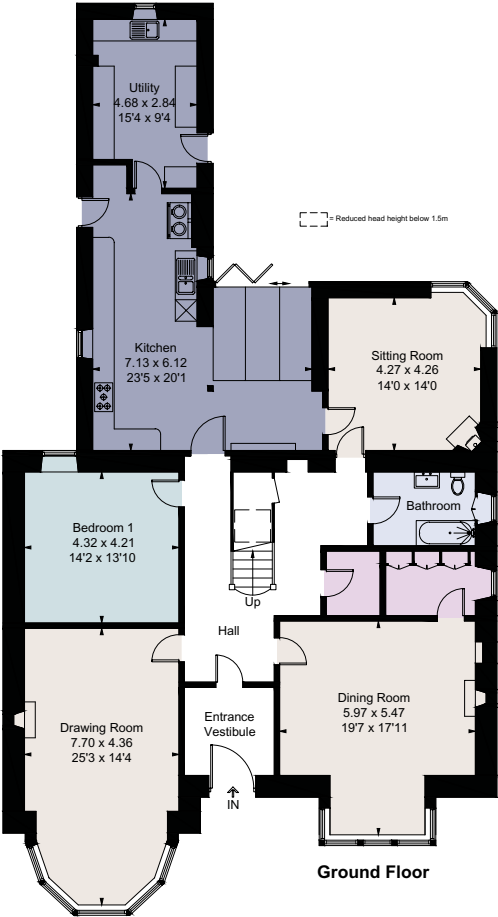
Purchase Price

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.



Doniford, 26 Airlie Street, Brechin, Angus, DD9 6JX
Gross internal area (approx)
House 358 sq m / 3,853 sq ft
Garage 35.7 sq m / 384 sq ft
Total 393.7 sq m / 4237 sq ft

Ruaraidh Ogilvie
Savills Brechin
01356 628628
brechin@savills.com



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