



Most attractive country house, with lovely gardens and easy access to A90
Westmuir House, Westmuir, by Brechin, Angus, DD9 6RG

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Brechin (A90): 2.5 miles

Dundee: 26 miles

Aberdeen: 42 miles

- Porch, hallway, drawing room, sitting room, dining room, sun room, cloakroom, kitchen, utility room, office, WC, master bedroom with dressing room and en suite bathroom, three further bedrooms, bathroom, shower room
- Integral double garage, further garage
- Enclosed gardens with greenhouse and terrace with small pond
- About 1.35 acres
- EPC rating = F



Savills Brechin

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Situation

Westmuir House is most attractively situated, within its own gardens and grounds, with views out over open agricultural land yet is only around 2.5 miles from the A90 dual carriageway.

It is a most 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 in Angus. Salmon and sea trout fishing is available on the nearby North and South Esks or the West Water. The Angus glens also offer some of the best hill walking in eastern Scotland and skiing is available at Glenshee. From Edzell the scenic Cairn o' Mount route gives access to Deeside. Golf courses in the area include Edzell and Brechin, with championship courses at Carnoustie and Rosemount (Blaigowrie). There are pleasant sandy beaches at Lunan Bay and at St Cyrus.

The nearby town of Brechin provides a range of shopping and business facilities, together with primary and secondary schooling. There are further primary schools at Stracathro and Tannadice. The attractive and popular village of Edzell also has a primary school, as well as local shopping including a butcher, post office, coffee shops, chemist and health centre, together with a country club within the

Glenesk Hotel, and a renowned 18 hole golf course, along with a 9 hole course and driving range. Further afield, more extensive

shopping and business services are found in Forfar, the county town, and in Montrose. Both Forfar and Brechin have leisure centres. Private schooling is available at Lathallan (Johnshaven), which has its own bus service from Brechin, as has Dundee High School.

Despite its rural location Westmuir House is not remote. The A90 is easily reached and links Aberdeen with Dundee to Perth. At Perth it connects with the M90 to Edinburgh and the A9 west to Stirling and 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 mainline with regular services to Aberdeen and the south, including a sleeper to London. Journey times to Aberdeen and Aberdeen Airport have been much improved with the opening of the Western Peripheral Route. Aberdeen Airport provides a range of domestic and European flights and there is a service from Dundee to London Stansted.

Description

Westmuir House is a most attractive country house, which dates from the late 1880s. It was built as the principal house for the Westmuir Estate. The small estate is reported to have belonged to the family of a soldier returning from India who sadly died before the house was completed; the property was built on the site of an earlier dwelling. The estate was adjacent to the original holding paddocks for the Trinity market. The property has been in the ownership of the seller's family since 1912. The seller's family farms locally and owns the adjoining paddock and farmland.

The house is stone built with a slate roof. In 2001 a major refurbishment programme included the addition of the sun room, together with the integral garage at the rear. At that time both the kitchen and dining room were reconfigured and refurbished, as were the dressing room and bathrooms and double glazed windows were installed. The house was also rewired, re-plumbed and the central heating upgraded. It is a south facing house, looking out over its own enchanting gardens. Internally it is light and spacious, making the most of its position. The former steading to the rear has been converted into a small group of houses, but Westmuir House is quite private having two exclusive drives, to the front and side. There is a further back drive beyond the detached garage, and a right of



access over the west drive, to the courtyard area, at the back of the house, which with trees and shrubs provides an effective screen.

Downstairs Westmuir House has three good sized and impressive reception rooms, a sun room, and a well-appointed kitchen, together with an office, two WCs, utility room and an integral double garage. Upstairs is a master bedroom with dressing room and en suite bathroom, together with three further bedrooms and a bathroom and shower room. The reception rooms all lead off the hallway, with the sun room off the sitting room. As such it is a house that is ideal for both family living and for entertaining, with the sun room and kitchen both linking to the enclosed gardens. Whilst modernised it still retains much of its original character, with panelled doors, together with cornicings in the reception rooms and bedrooms.

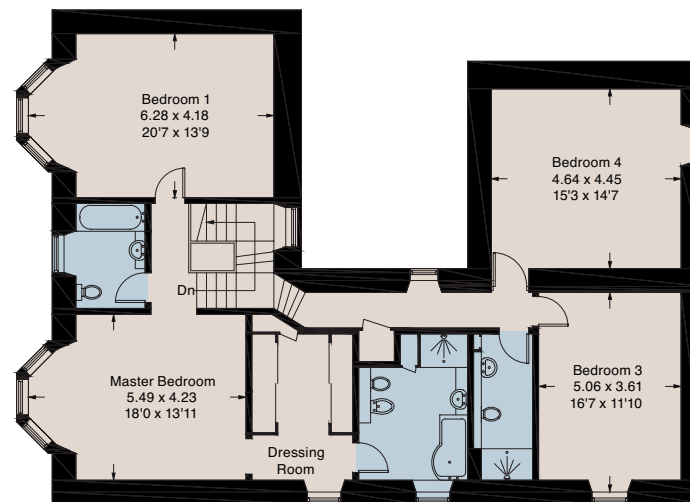
The main drive leads to a gravelled parking and turning at the front of the house. A partially glazed front door opens to a porch with an inner partially glazed and etched door to a fine hallway which has a staircase to the first floor and a walk in understair cupboard. The imposing drawing room has a bay window, three picture lights, fireplace with ornate wooden mantle with marble surround and hearth. On the other side of the hallway is the sitting room which again has a bay window, fireplace with ornate wooden mantel and tiled inserts. Glazed doors lead through to the sun room with wooden flooring and French doors to the garden terrace. The dining room has a centre rose and dado rail, while the cloakroom has a washbasin with vanity unit and WC. Opposite is the fully fitted Alec Wood kitchen which has wall and floor units with Corian worktops, tiled splashbacks, Samsung American style fridge freezer with water and ice dispenser, NEFF double oven, Bosch ceramic hob with extractor hood, twin sinks, together with an island unit with further storage. There is ample space for informal dining with glazed sliding doors also linking out to the garden terrace. Off the rear hallway, is a cupboard with folding doors housing the hot water tank, together with an office with recessed bookshelves and a utility room with fitted units with sink, plumbing for washing machine and dryer, clothes pulley and cupboard. Off the rear lobby is a partially tiled WC with washbasin, and access to the double integral garage with auto roller doors.

A wooden pitch pine staircase leads to the first floor landing. Bedroom 1 has a bay window. The tiled bathroom has a bath, washbasin with vanity unit and WC. The master bedroom also has a bay window, together with two wall lights and an arch through to the dressing room with fitted wardrobes and onto the partially tiled en suite bathroom, with corner spa bath, washbasin with vanity unit, tiled shower cubicle, bidet, WC and shelved cupboard. The rear landing leads to bedrooms 3 & 4 and also has a shelved cupboard, while the partially tiled shower room has a shower cubicle, washbasin with vanity unit, WC and a shelved cupboard.

FLOORPLANS

Gross internal area (approx):
House: 392.6 sq m / 4226 sq ft
Garage: 39 sq m / 420 sq ft
Total: 431.6 sq m / 4646 sq ft

For identification only.
Not to scale.



First Floor



Ground Floor

Behind the house is a further stone built detached garage, with a slate roof (5.25 m x 5.95 m) with two roller doors, and an adjoining store (5.1 m x 2.9 m).

The gardens lie principally to the front and sides of the house, and are beautifully laid out with lawns, shrubs, rhododendrons, rose and flower borders. Some trees provide shelter and privacy. There is a greenhouse, and a separate area of garden. Adjacent to the house is a terrace with a small pond, which is plumbed for a fountain and is a lovely seating area. At the back of the house is a garden store.

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From the south on 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. Continue for 1.7 miles and then turn right signposted Brechin. After a further 1.9 miles turn left signposted Little Brechin. The front drive into Westmuir House is the first on the left.

From the north on the A90 take the B966 into Brechin. At the mini roundabout at Mackie Motors take the turning for Little Brechin and Menmuir. Then take the second left onto Latch Road. Proceed out of Brechin following the signs for Menmuir. After 1.3 miles turn right signposted Little Brechin and proceed as above.

Outgoings

Angus council tax band F.

Energy Performance Certificate

EPC rating = F

Solicitors

Thorntons, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4RJ

Services

Mains water and electricity, private drainage (shared with Birch Cottage), propane gas central heating and to gas fires in the drawing room and sitting room.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included as is the sun dial in the garden. The saddle stones are excluded. There are no curtains in the drawing room or in bedroom 4. Certain item of furnishings may be available by separate negotiation.

Access

A right of access will be granted over the west drive to the courtyard area at the back of the house. Maintenance is shared. Steading Cottage has a right of access over the first part of the drive behind the detached garage. The side and front drives are wholly private.

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.

Photographs

Photographs taken in 2018. Details prepared March 2019.

Important Notice

Savills, their clients and any joint agents give notice that:

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