



**WELL APPOINTED, HANDSOME EDWARDIAN TOWNHOUSE,  
ON THREE FLOORS AND WITH AN ENCLOSED GARDEN**

THE ELMS, 49 BRECHIN ROAD, KIRRIEMUIR, ANGUS, DD8 4DE





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Entrance vestibule ♦ hallway ♦ sitting room ♦ dining room  
living room ♦ garden room ♦ kitchen ♦ laundry ♦ WC ♦ office  
freezer room ♦ bedroom with en suite shower room ♦ 4 further  
bedrooms ♦ steam shower room ♦ bathroom ♦ sewing room  
study area and linen cupboard

Triple garage and outbuildings

Well established gardens

Planning consent for two single storey houses

In all about 1.02 acres

EPC rating = D

Forfar 6 miles, Dundee 19 miles, Perth 28 miles, Aberdeen 54 miles,  
Edinburgh 80 miles

## SITUATION

The Elms is situated on Brechin Road which is a prestigious residential area within Kirriemuir. Kirriemuir is an attractive town, only some 5 miles from the A90 dual carriageway, allowing easy access to both Aberdeen and the north and to Dundee and the south. It is well known as the birthplace of J M Barrie, author of Peter Pan. The town is surrounded by prime agricultural land, and lies at the foot of the Angus Glens which provide some of the best hill walking in eastern Scotland. There is skiing at Glenshee. Fishing is available on the North and South Esks.

The town provides local schooling, both primary and secondary, with a good array of independent shops and a supermarket, together with leisure, business and community facilities. Forfar, the county town, lies 6 miles distant and has a wide range of services including a new sports and leisure centre. Dundee provides all the facilities expected of a major city and is the location of the new V&A museum. Private schooling is available at Dundee High School with a dedicated bus service from Forfar.

There is a railway station at Dundee with main line services, including a sleeper to London. Aberdeen and Edinburgh airports provide a range of domestic and international flights. There is an airport at Dundee with flights to London Stansted. Journey times to Aberdeen and its airport will be much reduced with the opening of the Western Peripheral Route around Aberdeen.

Attractions in the area include Barrie's Birthplace (National Trust for Scotland) in Kirriemuir, Glamis Castle and the Loch of Kinnordy Nature Reserve. In addition to golf courses at Kirriemuir and Forfar there are three courses at Alyth and the championship courses at Carnoustie and Rosemount (Blairgowrie) are within easy driving distance. There are pleasant sandy beaches at Lunan Bay, St Cyrus and Montrose. Armstrongs at Roundyhill near Glamis, together with the Drovers at Memus and the Strathmore Arms at Glamis, are well known local restaurants.

## DESCRIPTION

The Elms is a most attractive, well presented townhouse, situated within a sought after area in Kirriemuir. The south facing house, which dates from 1904, was acquired by the sellers in 1989. Since then they have made considerable improvements to the property. The kitchen was refurbished with a bespoke kitchen by Alex Wood from St Cyrus, as was the principal bedroom and the steam shower room. Shortly after acquiring the property further accommodation was created at second floor level, and the garage was built. The house was later extended with the addition of the garden room, which creates a lovely everyday living and entertaining space, which links the house to the garden. The windows throughout the house also benefitted from refurbishment by Ventrolla and a new boiler has recently been installed.

The Elms is a traditional stone built house, with a dressed stone front and a slate roof and is partially double glazed. While benefitting from recent improvements it still very much retains its period feel and many original fittings. At ground floor level there are three principal reception rooms arranged off the hallway. Both the living room and the more formal sitting room look out over the garden. The garden room, which links outside to a patio, is accessed from the living room. Behind the kitchen is a laundry room, office, freezer room and WC. At first floor level are three good sized bedrooms, one of which has an en suite shower room. In addition there is a further steam shower room and a WC. From the sewing room stairs lead up to the second floor where there is a landing / study area, two further bedrooms, together with a bathroom and a large walk in linen cupboard. As such it is a house that is ideal for both modern family living and for entertaining. A particular feature is the lovely enclosed garden, which principally lies to the south of the house, and there are lovely views from the first and second floors, looking out over Strathmore to the Sidlaws.







Wrought iron gates from the road open onto a tarred driveway which leads up to tarred parking areas at the back of the house, and which continues up to the garage, where there is a further gate which opens onto Brechin Road. Paths lead round to the front of the house. Steps lead up to a wooden front door with a glazed overhead, which opens to an entrance vestibule with cornice, tiled floor and inner partially glazed and etched door, with side lights, to the hallway. This has a cornice, panelling, stairs to the first floor and a walk in under stair hanging cupboard. The sitting room has a decorative ceiling, cornice, bay window, three wall lights, shelved display units with cupboards below and an open Baxi fireplace with wooden mantel, tiled surround and hearth. The dining room also has a cornice, fireplace with wooden mantel, tiled surround and hearth, shelved display cupboard and under window storage cupboards. Opposite is the living room which again has a cornice, fireplace with wooden mantel, tiled surround and hearth and gas fired heater. A door leads through to the garden room which has bi-folding doors to the garden, together with a tiled floor, three wall lights and a cupboard housing a wall mounted Worcester boiler. The room benefits from underfloor heating and fitted Sanderson blinds and has ample space for both dining and sitting areas. The fully fitted kitchen has Alex Wood wooden wall and floor units with tiled splashbacks, sink, plumbing for dishwasher, Rangemaster Classic 110 cooker with five gas burners, warming plate, double oven and grill, together with a Bosch Classixx fridge. There is plenty of space for informal dining together with a window through to the living room with a hatch, giving natural light and views to the hills. Beyond is the rear hallway which has a back door, shelved storage cupboard and a tiled floor. The laundry again has a tiled floor,

sink, storage cupboards and plumbing for a washing machine and dryer. The adjacent WC has a tiled floor, sink and storage cupboards. The office has fitted shelves as does the freezer room.

A staircase, which is lit by large leaded windows depicting scenes on the River South Esk, leads to the first floor landing with corning, panelling to dado level and a large shelved storage cupboard. Bedroom 1 has a bay window with lovely views to the Sidlaws, cornice, washbasin, two wall lights and fitted Alex Wood bedroom furniture. Bedroom 2 again has views to the Sidlaws, cornice, built in shelved cupboards and a door to an en suite shower room with washbasin with vanity unit and WC. The family shower room has a luxury steam shower, together with Alex Wood built in units incorporating a washbasin and WC. Bedroom 3 has a cornice, vanity unit, washbasin and fitted hanging and shelved cupboards. Off the landing is the sewing room with fitted shelves, shelved cupboard and stairs to the second floor landing. Bedrooms 4 & 5 each have built in hanging and shelved cupboards, washbasin with vanity unit and hatch to under eaves storage. The bathroom at this level has partial wet walling together with a bath with shower, washbasin and WC. The linen cupboard has fitted shelves.

#### Outside

The triple garage has an electric up and over double door, concrete floor, power, water and light, together with a loft, accessed by a Ramsay ladder. There are brick built coal and wood stores and a garden shed and a further free standing wooden shed.





The garden at The Elms is a delight. At the entrance there are shrub borders with some fine rhododendrons and azaleas. The garden in front of the house is on two levels. Immediately in front of the house the garden comprises a lawn with shrub and flower borders and a small pond, and is linked to the house by the patio in front of the garden room, creating a lovely seating and entertaining area.

#### Lower Garden

Steps lead down to the lower garden which is again mainly down to lawn with shrub borders, and trees providing privacy. Planning permission in principle was granted in May 2016 (Reference 16/00247/PPPL) for two detached single storey houses with access, requiring visibility splays, off Elm Road which runs on the south side of the garden. For further information please contact the selling agents.

#### GENERAL REMARKS

##### Viewing

Strictly by appointment with Savills – 01356 628628.

##### Directions

From the A90 (Dundee to Aberdeen) dual carriageway at Forfar (Kirriemuir junction) take the A926 signposted for Kirriemuir and proceed through Padanaram and Maryton into Kirriemuir. At the T junction turn right signposted for the town centre. Follow the one way system around the town centre and then take the road signposted Tannadice and Brechin (B957, Brechin Road). The turning into The Elms will be seen on the right after the turning into Elm Street.

Alternatively if coming from Perth take the A94 through Coupar Angus and onto Meikle. On approaching Meikle turn left onto the B954 and then immediately right, signposted Kirriemuir. Proceed until reaching the A928 and then turn left to Kirriemuir. In Kirriemuir continue into the town centre and continue as above.

##### Outgoings

Angus Council tax band G.

##### Energy Performance Certificate

EPC rating = D

##### Solicitors

MacHardy Alexander & Whyte WS, 71 Castle Street, Forfar, DD8 3AG.

##### Services

Mains water, electricity, gas and drainage. Mains gas central heating with wet underfloor heating in the garden room.

##### Fixtures and Fittings

Fitted carpets, curtains and light fittings are included. Certain furnishings may be available by separate negotiation.

##### Servitude Rights, Burdens and Wayleaves

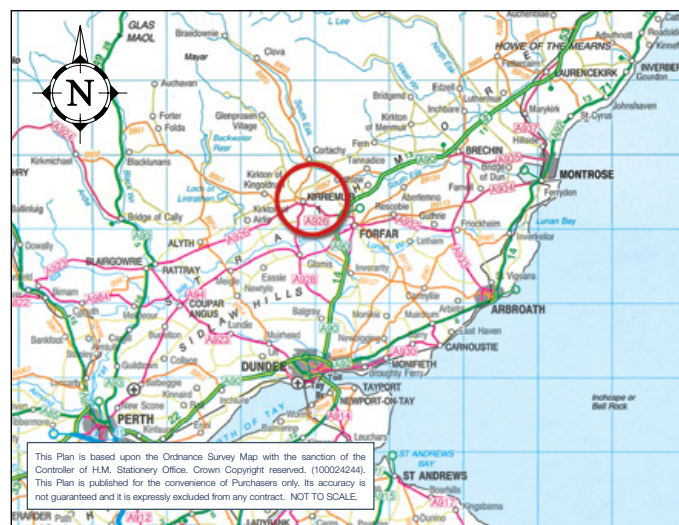
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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.

## FLOORPLANS

Gross internal area (approx):

House: 350.98 sq.m (3778 sq.ft)

Garage, Garden Stores: 74.78 sq.m (805 sq.ft)



### 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.

### Savills Brechin

12 Clerk Street, Brechin,  
Angus DD9 6AE

brechin@savills.com

01356 628628

savills.co.uk

### 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.

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