



## **FINE TOWNHOUSE WHICH HAS BEEN EXTENDED AND MODERNISED**

GLENWOOD, 13 KINNORDY ROAD, KIRRIEMUIR, ANGUS,





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KIRRIEMUIR, ANGUS, DD8 4JL

Sun room ♦ hallway ♦ sitting room ♦ dining room ♦ games room  
♦ open plan kitchen / family room ♦ utility room ♦ boot room  
cloakroom ♦ 3 WCs ♦ bedroom with en suite shower room  
4 further bedrooms ♦ bathroom

Integral garage ♦ further garage ♦ car port

Garden with garden stores

About 0.96 acres

EPC rating = C

Kirriemuir town centre 0.5 miles, Forfar 7 miles, Dundee 19 miles, Perth 28 miles, Aberdeen 55 miles

### Situation

Glenwood is situated on Kinnordy Road close to the northern edge of Kirriemuir yet within easy reach of the town centre. 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 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, including Northmuir Primary and Websters Secondary school, 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 mainline 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 and St Cyrus.







### Description

Glenwood is an attractive and discreetly located townhouse. It has a harled and Fyfestone finish and a tiled roof and is surrounded by its own attractive and well laid out gardens, and is well set back from the road from which it is screened by trees. The house originally dates from the 1930s / 1940s. It was extended in the late 1980s and again in the 1990s, and was acquired by the sellers in 2002. In 2003 / 2004 they undertook further improvements including the addition of the impressive sun room, extending up into the roof space and the installation of two dormer windows to create the games room and additional bedroom. At the same time the garage was built and the house was renovated. The drive was re-tarred in 2014 and new gate piers were added.

The rooms at Glenwood are well proportioned and the house is fully double glazed and also benefits from some discreetly mounted solar panels. Internally the house has traditional features such as cornicings in the principal reception rooms and bedrooms. It is ideal for modern family

living and for entertaining, particularly with the sun room and two main reception rooms off the hallway and the games room upstairs. From the stone gate piers a tarred drive leads up to tarred parking and turning areas at the front of the house, and continues on to the rear.

A partially glazed front door opens to a sun room, with ornate cornicing, French doors to the garden, tiled floor and an inner partially glazed door with etched glass to the hallway. This has two display alcoves with cupboards below, dado rail, understair cupboard and wooden flooring. Either side of the hallway are the sitting room and dining room. The sitting room has a centre rose and picture rail, French doors to the sun room together with a fireplace with living flame gas fire, wooden mantel, marble surround and hearth. The dining room has a picture window to the garden and a fireplace with wooden mantel, marble surround and hearth. Also off the hallway is the cloakroom which has fitted shelves and coat hooks and a shelved linen cupboard with a hot water tank. The open plan kitchen / family room is a focal point in the house.





It has Karndean flooring, fitted wall and floor units with tiled splashbacks and which incorporate a Bosch Logixx dishwasher, sink, Hotpoint double oven cooker with halogen hob and extractor fan, Panasonic microwave and a Hotpoint American style fridge freezer with ice dispenser. There is ample space for informal dining, French doors to the garden and a wall mounted Sony TV. Off the kitchen is a walk in store with coat hooks, and a back hall with back door. A boot room with fitted shelves and coat hooks has a separate WC with pedestal washbasin. The utility room has two Belfast sinks, Bosch Logixx 8 washing machine, Hotpoint Aquarius dryer, clothes pulley and an Ideal Mexico 2 boiler. Beyond is a lobby with doors to both the office which has fitted shelves and cornicing and to the integral garage.

Also off the hallway is a side hall with wooden flooring. A WC has a pedestal washbasin while the partially tiled bathroom has a bath, shower cubicle, pedestal washbasin and a WC. Beyond are four downstairs bedrooms. Bedroom 1 has two fitted wardrobes, while the master bedroom has fitted furniture including wardrobes, bedside tables and a dressing table, and a partially tiled en suite shower room with a corner shower cubicle, washbasin with vanity unit, bidet and WC. Bedroom 4 has a ceiling fan and a fitted wardrobe.

A staircase with wooden bannisters and dado rail leads to the first floor landing. Bedroom 5 has undereaves storage and is presently used as an office. In addition there is a WC with washbasin. The games room has a billiard table with lights, fitted seat and undereaves storage.

The garden in front of the house mainly comprises a lawn with shrub borders. Beyond are some fine mature trees and rhododendrons. Off the sun room is a sheltered and gravelled seating area.

At the back of the house is the integral garage with two up and over doors and a hatch to a floored loft. In addition there is a harled garage with a Fyfestone finish to the front, tiled roof and a roller door. There is a covered carport with box profile roofing, and four wooden garden sheds / stores. The garden at the rear again is mainly down to lawn, with borders and further trees.

#### **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 and then turn left onto Glengate (B956) signposted for Alyth, Blairgowrie and the Glens. After 0.3 miles keep right onto Kinnordy Road, signposted Cortachy, and the turning into Glenwood will be seen on the right.

##### **Outgoings**

Angus Council tax band E.

##### **Energy Performance Certificate**

EPC rating = Band C.

##### **Solicitors**

Wilkie & Dundas, 28 Marywell Brae, Kirriemuir, DD8 4BP.

##### **Solar Panels**

Glenwood benefits from 21 discreetly mounted roof panels (3.99 Kw) generating a useful income and offsetting running costs.

##### **Services**

Mains electricity, water, gas and drainage.

##### **Fixtures and Fittings**

Fitted carpets, curtains and light fittings are included.

##### **Tree Preservation Order**

There is a tree preservation order in the garden.



## 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.

## FLOORPLANS

Gross internal area (approx):

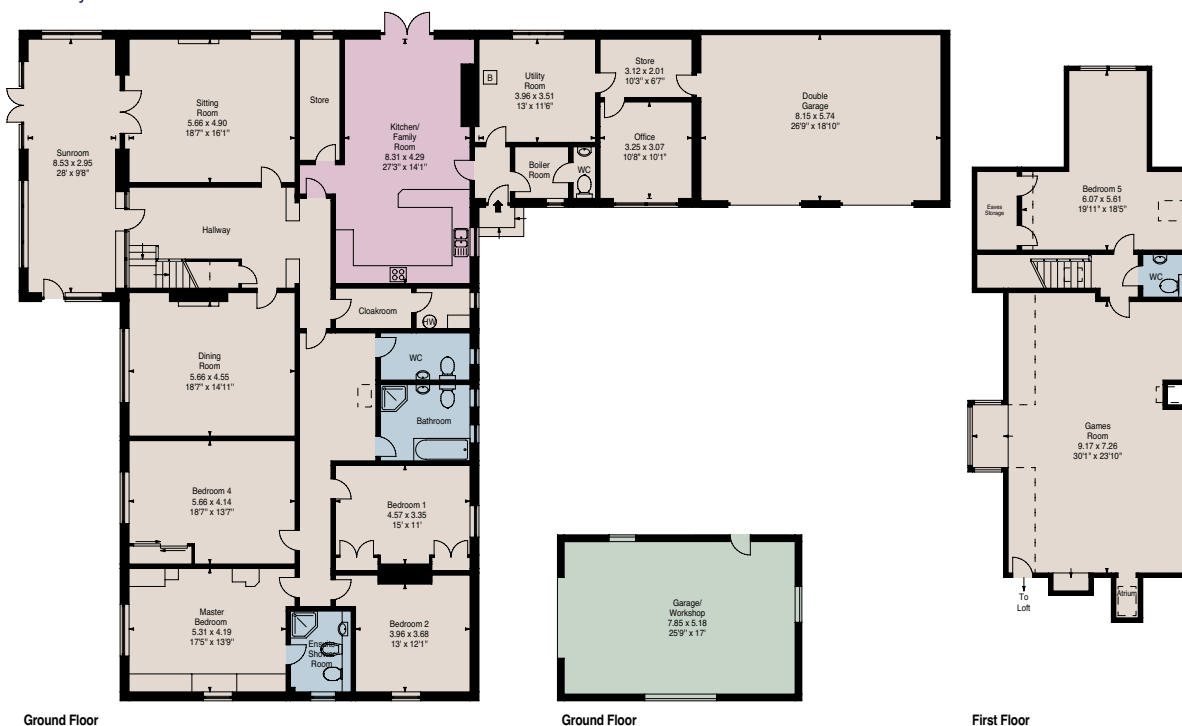
476.76 sq.m (5132 sq.ft)

(Including Garage & Eaves Storage)

Garage & Workshop

40.69 sq.m (438 sq.ft)

For Identification Only. Not To Scale.



## Savills Brechin

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