



**TRADITIONAL EDWARDIAN VILLA, RECENTLY EXTENDED AND REFURBISHED
TO A VERY HIGH STANDARD**

THE LAURELS, 48 BRECHIN ROAD, KIRRIEMUIR, ANGUS, DD8 4DD

savills

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Hallway ♦ sitting room ♦ living room ♦ dining room ♦ kitchen
utility room ♦ cloakroom ♦ 5 bedrooms (1 en suite) ♦ bathroom

Enclosed gardens ♦ garage and sheds

About 0.3 acres

EPC rating = D

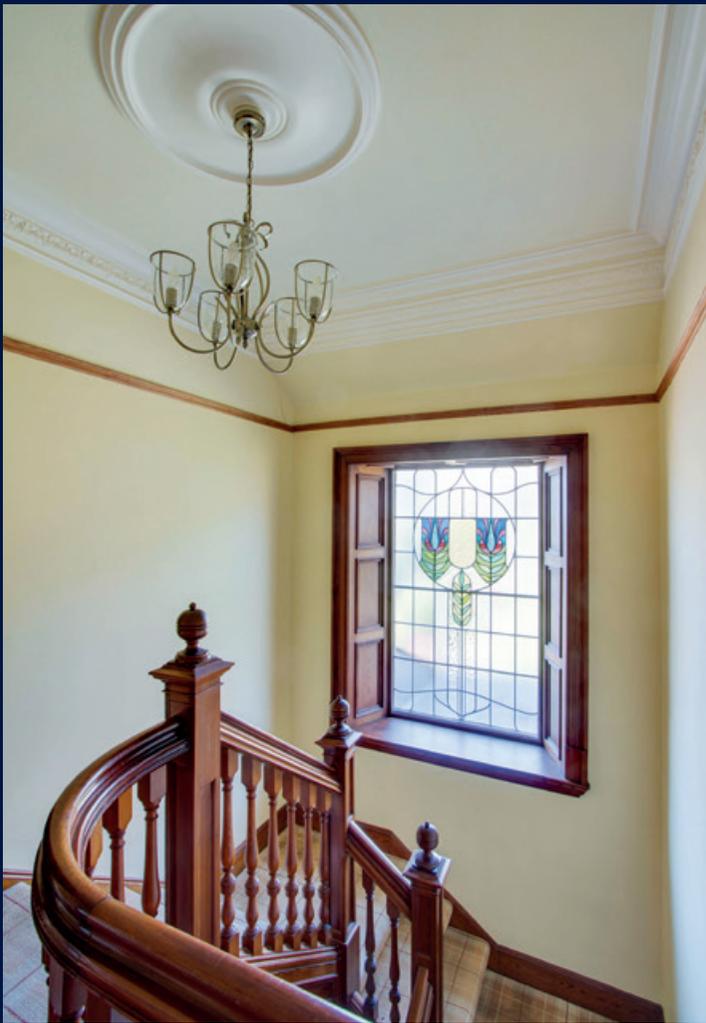
Forfar 6 miles, Dundee 19 miles, Perth 28 miles, Aberdeen 54 miles,
Edinburgh 80 miles (All distances are approximate)

Situation

The Laurels 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 schooling at Northmuir Primary and secondary schooling at Webster's Academy, together with a good array of independent shops and a supermarket, 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 at the Community Campus. 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 have been much reduced with the opening of the Western Peripheral Route around the city.





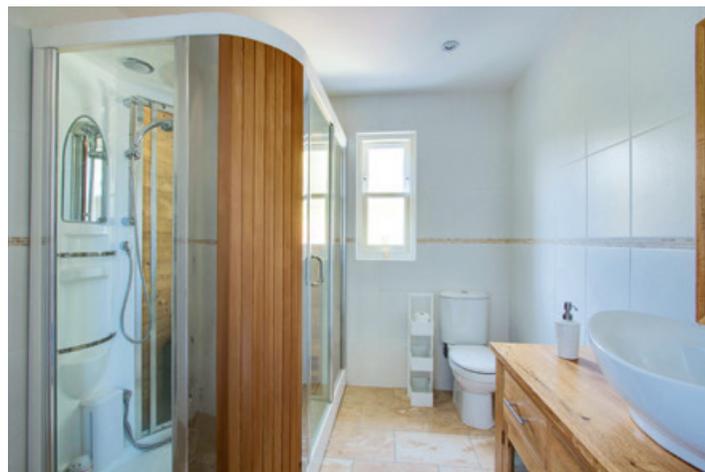
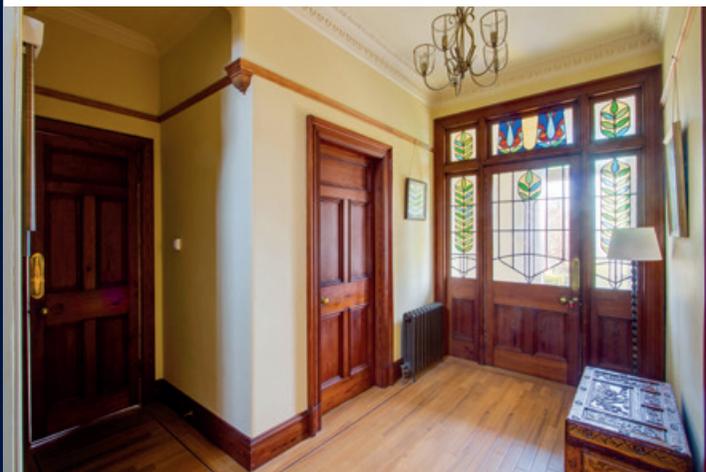
Attractions in the area include Barrie's Birthplace (National Trust for Scotland) in Kirriemuir, Glamis Castle and the Loch of Kinnordy Nature Reserve. In addition to golf courses at Kirriemuir and Forfar there are three courses at Alyth and the championship courses at Carnoustie and Rosemount (Blairgowrie)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

Description

The Laurels is a lovely Edwardian townhouse, which dates from 1906. It faces south and is situated within a prime residential area in Kirriemuir. It is a most attractive stone built house, using stone from a former local quarry, and has a slate roof. It was believed to have been built for a clergyman, and as such is a well proportioned and beautifully presented house. It was acquired by the sellers in 2006, who set about an ambitious programme of improvements. The property was extended in 2008 by the addition of the dining room and the en suite. At much the same time they carried out considerable other improvements including partial re-wiring, upgrading the central heating system including a new boiler and replacing many of

the radiators with new but similar period-style versions. The kitchen and bathroom were refurbished, a new fireplace installed in the sitting room and new stained glass windows were fitted at the front door. At the same time much of the roof was overhauled, including the garage which was re-slated. Subsequently the shared road was upgraded with new tarmac in 2017 and the exterior repainted in 2018.

As such The Laurels is a house which has benefitted from considerable improvements, yet still retains much of its original period features and character, such as panelled doors and many of the rooms have cornicings, together with centre roses and picture rails. The living room links through to the fully fitted kitchen which in turn links to the new dining room, creating a lovely open plan family and entertaining space. There is a more formal sitting room on the other side of the hallway. A former parlour is now a downstairs bedroom with an en suite, but has also been used as a home gym. Also at ground floor level is a cloakroom off the hallway and a back hall and utility room beyond the kitchen. Upstairs are a further four bedrooms, dressing room and a bathroom. Much of the house has



been double glazed, particularly to the rear, with refurbished original sash and case windows at the front. The flooring at ground floor level is mainly engineered oak with Karndean flooring in the hallway, and also in the bathroom upstairs.

Wrought iron gates from the private road open onto gravelled paths leading to the front and rear doors. Wooden storm doors with a stained glass overlight opens to an entrance vestibule which has a mosaic tiled floor and a partially glazed inner door with etched side and overlights to the hallway. Off the hallway are the main reception rooms. The impressive sitting room has a bay window, open fireplace with cast iron insert and a wooden mantel and is currently used as a study. The cloakroom is timber lined to dado level and has a washbasin and WC. Bedroom 1 has a tiled en suite shower room with steam shower with sauna, washbasin with wooden vanity unit and WC. On the other side of the hallway is the living room which again has a bay window and open fireplace with cast iron inserts and wooden mantel. The fully fitted wooden Neptune kitchen has wooden and granite worktops and an impressive array of appliances including a Cannon range cooker with six burners, two ovens, hotplate and grill; two Fisher & Paykel dishwashers, sink, soft closing drawers and a Samsung American style fridge freezer. The dining room has a vaulted ceiling, French doors to the garden, an original fireplace with Stovax 6 wood burning stove, three uplighters and a picture light. The inner hall has a walk in understair cupboard with fitted shelves, while a rear hallway has an entrance door, wood panelling to dado level and a built in hanging and shelved cupboard. Off this is the utility room which has twin Belfast sinks, Hotpoint Aqualis washing machine and tumble dryer, two clothes pulleys, fitted storage cupboards, (one housing a wall mounted Scottish Gas 330 boiler and hot water tank) and a further door to the garden.

From the hallway a pitch pine staircase with mahogany handrails leads to the first floor landing which has a shelved cupboard and hatch with attic ladder to a large floored roof space which has power and light. Bedrooms two, three and four have shelved presses, while bedroom three also has fitted wardrobes. A dressing room has a fitted hanging rail and shelf. Bedroom five has an original fireplace with wooden mantel. The well appointed bathroom is timber lined to dado level and has Karndean flooring and a bath with shower over with tiled surround, twin washbasins with vanity unit and a WC.

At the back of the house is a workshop / store with sink. Accessed directly off the roadway is a double garage with an auto up and over door and a concrete floor. Attached to this is a wooden range with a tool shed and an open fronted wood store. The gardens at The Laurels are lovely and are enclosed by walls and mainly down to lawn with laurel hedging at the front. The front garden has heather borders and miniature conifers. To the rear the garden again has heather borders and a small pond with a fountain, summer house and tree mounted squirrel box and feeder and a useful drying green.

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 Laurels will be found on the left after passing Cemetery Road.

Alternatively if coming from Perth take the A94 through Coupar Angus and onto Meigle. On approaching Meigle 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.

If coming from the north on the A90 turn off at Finavon and continue to Kirriemuir. The Laurels will be seen on the right 0.2 miles after passing the 30 mph sign.

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC rating = D.

Solicitors

Thorntons Law LLP, 17-21 Bell Street, St Andrews, KY16 9UR.

Services

Mains water, electricity, gas and drainage.

Fixtures and Fittings

Fitted carpets, curtains, blinds and light fittings are included.

Access

Maintenance of the access road is shared.

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):

258.2 sq m / 2779 sq ft

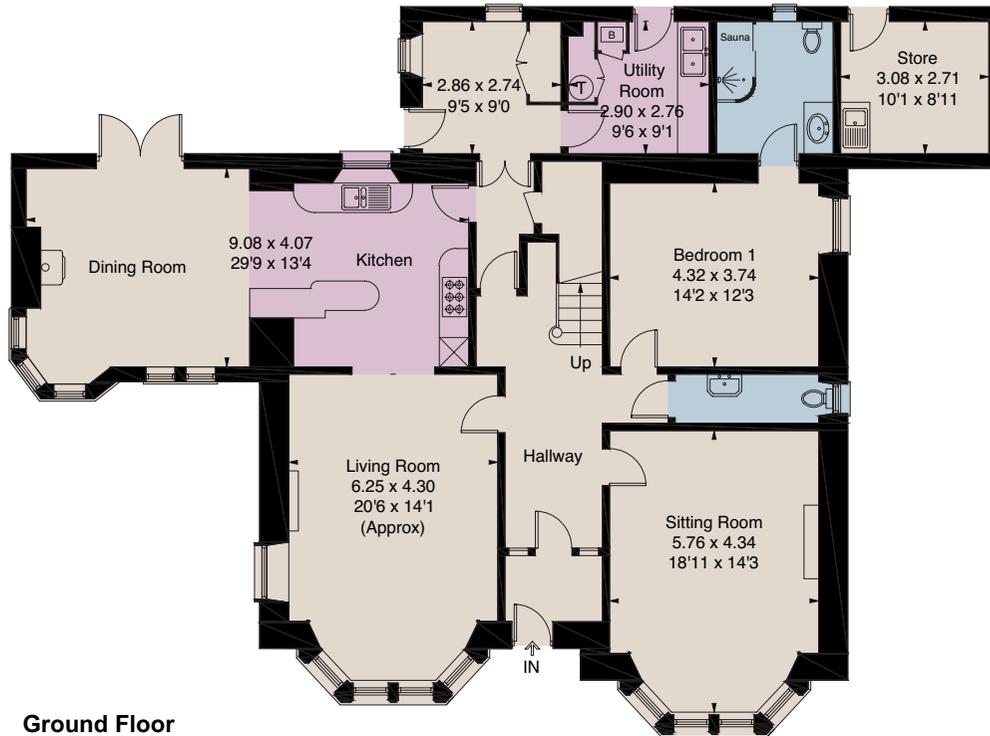
Outbuilding = 46.6 sq m / 502 sq ft

Store = 8.4 sq m / 90 sq ft

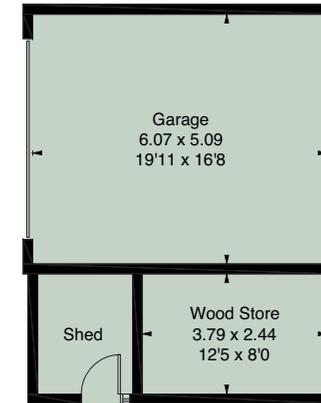
Total = 313.2 sq m / 3371 sq ft

Including Limited Use Area (5.2 sq m / 56 sq ft)

For identification only. Not to scale.

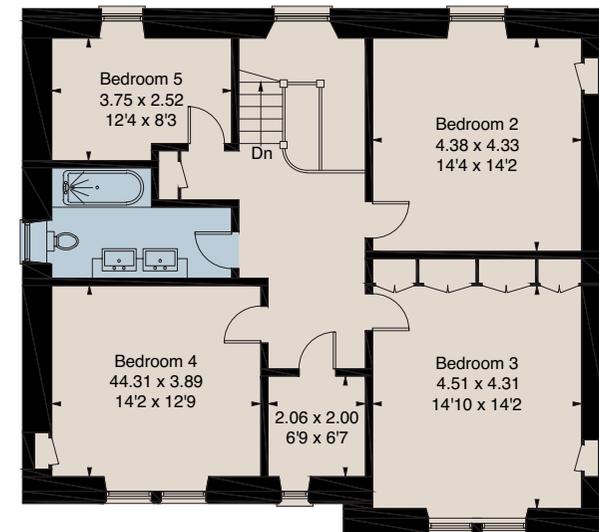


Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



First Floor

Savills Brechin
 12 Clerk Street, Brechin,
 Angus DD9 6AE
 brechin@savills.com
 01356 628628

savills.co.uk

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