



**WELL PRESENTED STEADING CONVERSION, WITH
IMPRESSIVE VIEWS, GOOD OUTBUILDINGS AND LAND**

THE SHEILIN, MYRESIDE, MARYKIRK, KINCARDINESHIRE, AB30 1XN



WELL PRESENTED STEADING CONVERSION, WITH IMPRESSIVE VIEWS, GOOD OUTBUILDINGS AND LAND, AND EXCELLENT ACCESS TO THE A90

THE SHEILIN, MYRESIDE, MARYKIRK,
KINCARDINESHIRE, AB30 1XN

Hallway / living room ♦ sitting room ♦ gallery ♦ study ♦ dining
kitchen ♦ utility room ♦ master bedroom with dressing and
en suite bathroom ♦ bedroom with en suite shower room
further bedroom ♦ family bathroom

Dutch barn ♦ Grass field with shed

About 3 acres

EPC rating = C

Laurencekirk (A90) 1 mile, Laurencekirk 3 miles, Montrose 8 miles,
Brechin 9 miles, Stonehaven 18 miles, Aberdeen 33 miles, Dundee
35 miles

Situation

The Sheilin is situated close to the village of Marykirk in an area known as the Howe of the Mearns, which is sheltered from the coast by the Garvock Hill. Inland lie the glens. The nearby village of Marykirk provides a primary school and a hotel. Local shopping and services, primary and secondary schooling together with leisure facilities at the new Mearns Community Campus, are found in Laurencekirk. Montrose has extensive shopping and business services. Lathallan at Johnshaven is a well known local private school.

The nearby A90 dual carriageway provides fast and easy access north to Aberdeen and south to Dundee and onto Perth. There are railway stations at Laurencekirk and Montrose offering east coast mainline services. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London Stansted. Journey times to Aberdeen and Aberdeen Airport have been much reduced with the opening of the Aberdeen Western Peripheral route.



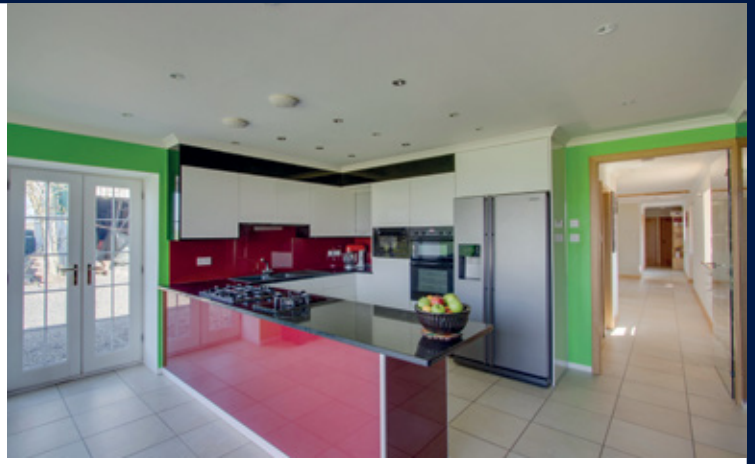
The area is well known for its wide range of outdoor pursuits. There is a renowned 18 hole golf course at Edzell and a Country Club within the Glenesk Hotel. Other courses in the area include Montrose, Auchenblae and Brechin. Salmon and sea trout fishing can be taken on the nearby North and South Esks, while the River Dee and Deeside are easily accessible over the scenic Cairn o' Mount road (B974). Nearby beaches are found at Lunan Bay, Montrose and St Cyrus, which is a Nature Reserve. The Angus glens offer some of the finest hill walking in eastern Scotland. There are lovely forest walks in Inglismaldie Forest. Balmakewan is a well known local farm shop and tea room.

Description

The Sheilin is a modern country house set in a rural location but with quick and easy access to the A90 (Aberdeen to Dundee) dual carriageway. It was acquired by the sellers in 2015 just after it was converted from a farm steading into a lovely country house with views to the hills. It has a stone and harled finish, with a slate roof. Whilst thoroughly modern internally, being in effect a new house in an old shell, it retains the character and appearance of the original building. At the time of the conversion the building was rebuilt, with new floors, new roofs and double glazing all being installed, along with good levels of insulation, rewiring, plumbing and new under floor heating.

It is a spacious, bright and well laid out house, making the most of its position and its views to the Grampian hills. Downstairs there are two entrance doors into the hallway / living room, which benefits from a new wood burning stove. One entrance door is from the courtyard side, and the other is from the east, and closest to the main parking area.





Also at ground floor level is a thoroughly modern dining kitchen, with a striking glass wall and doors out to the garden, a useful utility room, two good sized bedrooms (one with an en suite shower room) and a family bathroom. Upstairs is a stunning sitting room / gallery making the most of the views, together with a study and a master bedroom with dressing and en suite bathroom. As such the house is well laid out for both modern family living and for entertaining. There is a very high level of presentation with oak finishings and a contemporary glass and oak staircase. It benefits from engineered oak flooring upstairs and a combination of both oak flooring and tiling downstairs. Outside there is a large barn and on the other side of the driveway is a large grassed area, of some 2.6 acres, which with some more fencing could be used as a paddock and includes a useful shed. The Sheelin is one of a small group of houses, including an adjoining property.

From the courtyard a covered entrance with double opening partially glazed doors leads into the large hallway / living room which has a cornice, seven wall lights, Burley Wakerley 9112 wood burning stove, staircase to the first floor and a further side entrance door. Off the hallway / living room is the dining kitchen. The dining area has floor to ceiling sliding doors to the garden giving panoramic views to the hills. The fully fitted modern kitchen has push-to-open drawers, granite worktops and an AEG dishwasher, Siemens Ceran hob with four burners and separate single burner, sink, Siemens microwave, Electrolux double oven / grill and a Samsung American style fridge / freezer with water and ice dispenser. There is also a further entrance door to the side of the house.

The adjoining utility room also has fitted cupboards and granite worktops with plumbing for a washing machine. In addition there is a Buderus boiler and a WC with washbasin. On the other side of the hallway / living room is a bedroom passageway with a built in cupboard. The well-appointed partially tiled family bathroom has a cornice, free standing bath, twin circular washbasins, and a WC. Bedrooms one and two both have bay windows and fitted hanging and shelved cupboards, while bedroom 2 also has an en suite shower room with shower cubicle, corner washbasin and WC.

At first floor level is a bright and spacious sitting room overlooking the hallway and which leads to a gallery area with stunning views to the hills. It has seven uplighters, wooden flooring, full length windows and a number of double Velux windows with oak deep display shelves. The study has a fitted desk and leads through to the impressive master bedroom. This has built in storage units and a hatch to a floored roof storage. A dressing area has fitted hanging and shelved wardrobes which in turn leads to the en suite bathroom with spa bath, shower cubicle, circular washbasin and WC.

The garden, lying to the north of the house is mainly in grass. There is a large parking area to the side of the house. Beyond is a timber framed Dutch barn (15.15 m x 17 m approx.) with a corrugated roof. Within this is a storage shed (3.15 m x 2.4 m approx.). On the other side of the house is a gravelled courtyard. Across the driveway is the large grassed area, which was formerly a field and has a timber framed and corrugated shed (6.4 m x 7.4 m approx.)

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the north on the A90 dual carriageway at Laurencekirk turn onto the A937 signposted for Montrose and Arbroath. Continue on this road for 2.5 miles taking the second turning on the right. Proceed under the railway bridge and the farm road leading to Myreside will be found immediately on the left. The Sheilin is the first house on the right.

Alternatively if heading from Montrose on the B974 then proceed through Marykirk and after a further 0.5 miles turn left and proceed as above.

From the south on the A90 dual carriageway, some 3 miles north of Stracathro, take the second turning for Marykirk (opposite the Thornton road). Proceed for 1.1 miles and the turning into Myreside will be seen on the right just before the railway bridge.

Outgoings

Aberdeenshire Council tax band F.

Energy Performance Certificate

EPC rating = C.

Solicitors

Beckley Kenny, 21 High Street, Laurencekirk, AB30 1AA.

Services

Mains water and electricity, private drainage, LPG gas for cooking, oil fired underfloor central heating.

Fixtures and Fittings

Curtains, window blinds and light fittings are included except for the curtains in the hallway / living room.

Access

There is a right of access over the farm roadway leading to Myreside.

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

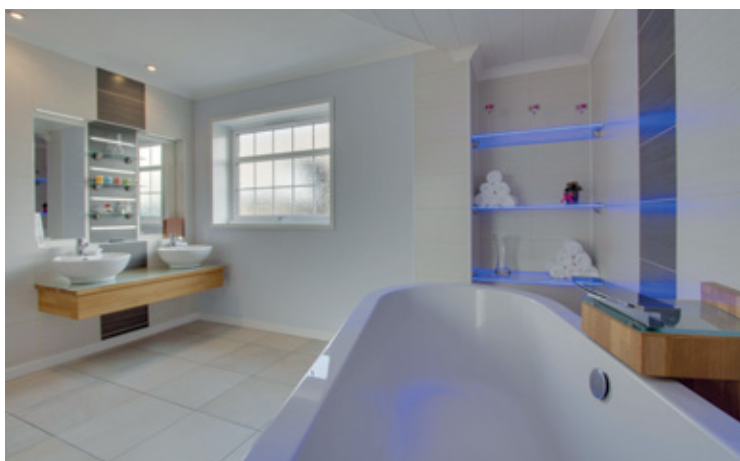
Vacant possession and entry will be given on completion.

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

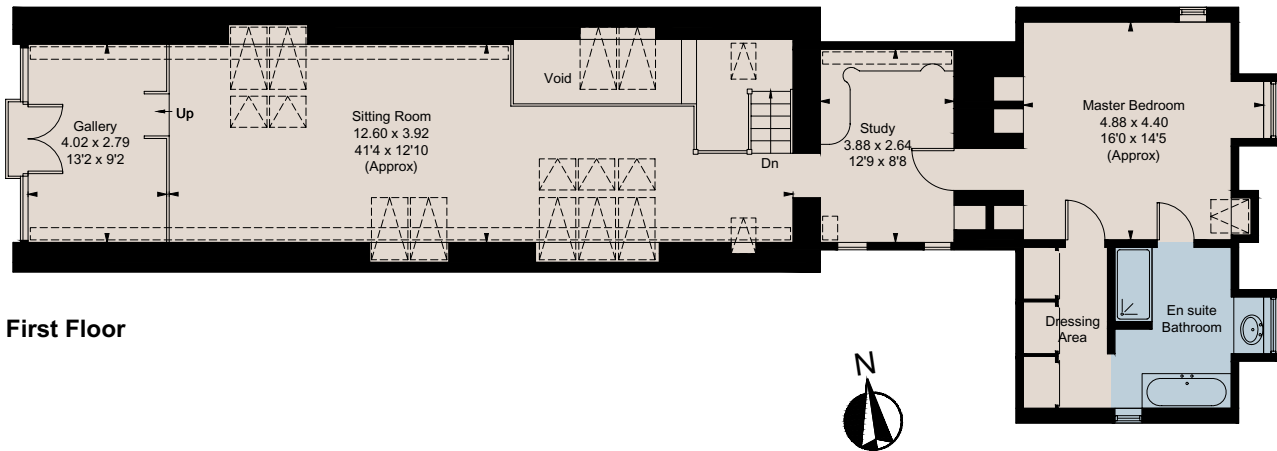
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.



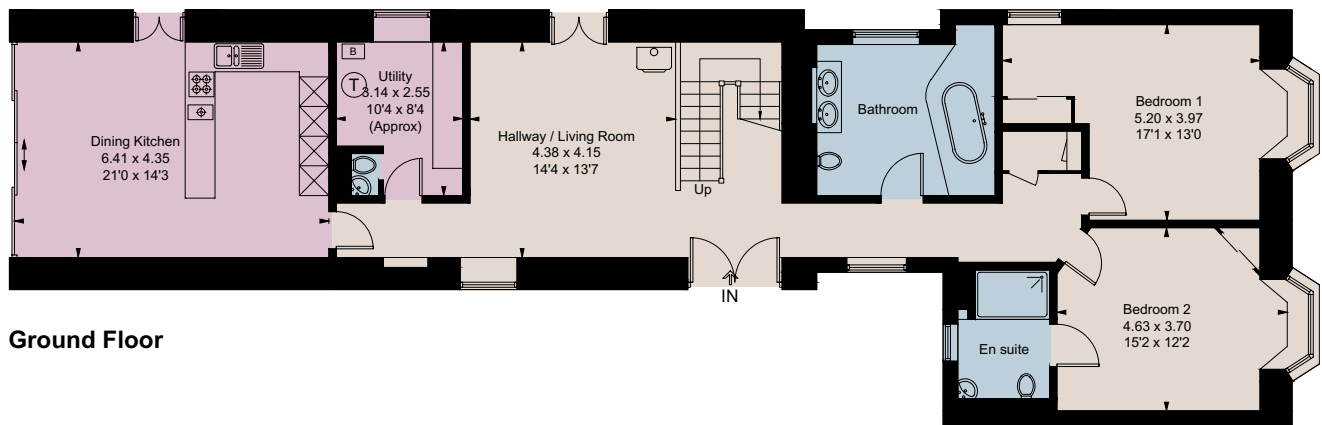
FLOORPLANS

Approximate Area:
240.8 sq m / 2592 sq ft (Excluding Void)

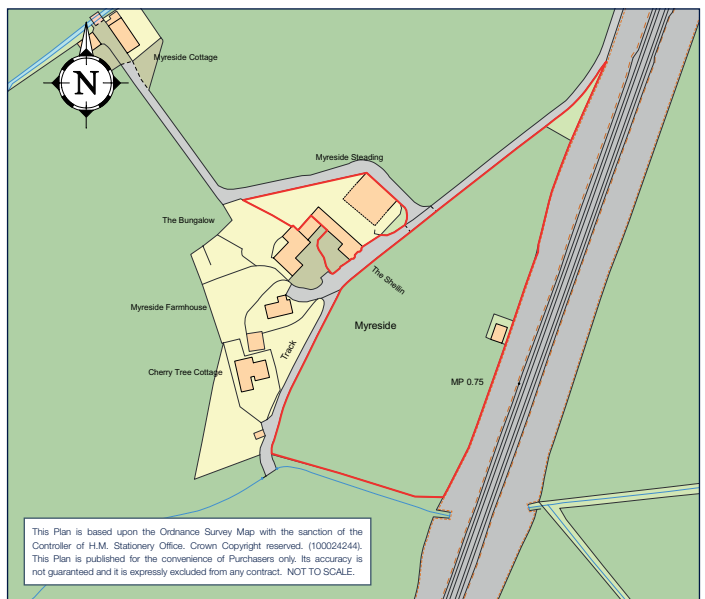
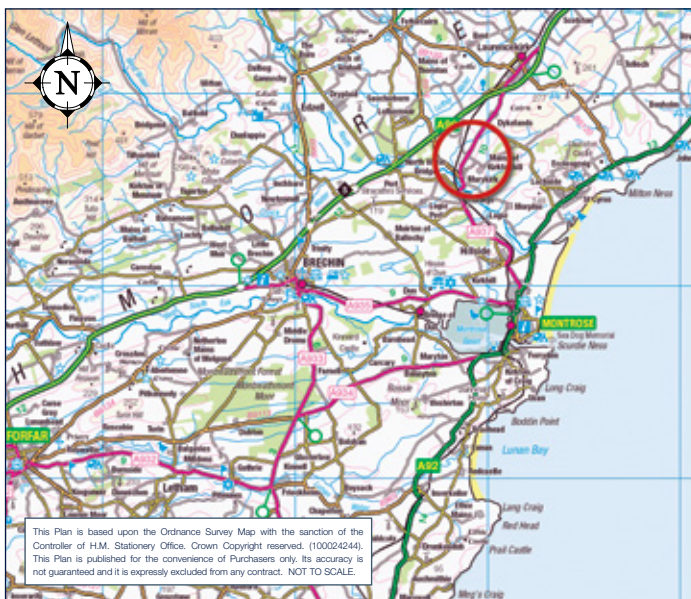
 = Reduce head height below 1.5m



First Floor



Ground Floor



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savills.co.uk

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