



Beautifully presented town house, in a fine residential area.

Airlie House, 20 Airlie Street, Brechin, Angus, DD9

Offers over £535,000 Freehold



Entrance vestibule, hallway, inner hallway, dining room, study, sitting room, kitchen, utility room, 7 bedrooms (1 en suite), shower room, bathroom, store room, linen cupboard. Outbuildings with stores, enclosed garden with log cabin with decking and a summer house. About 0.68 acres. EPC rating = D.

Local Information

Airlie House is situated in Airlie Street which is a well known and prestigious residential area of Brechin, within easy walking distance of Maisondieu Primary School, the High School and the town centre. Brechin is well served with local shops, business and leisure facilities together with nursery schools. There is a swimming pool at the new community campus. Private schooling is available at Lathallan (Johnshaven) and the High School of Dundee, both with dedicated bus services from the town.

Brechin is situated close to the A90 dual carriageway allowing easy access to both Dundee and Aberdeen, which offer all the facilities expected of major cities. Dundee is known as the City of Discovery, and is renowned for its cultural facilities, including the new V&A museum. There is an airport at Aberdeen which offers a wide range of domestic and European flights. Journey times to Aberdeen and Aberdeen Airport have been much reduced with the opening of the Western Peripheral Route. There are also flights from Dundee to London. Montrose and Laurencekirk are on the main east coast railway line, including a sleeper service to the south. Brechin is well placed to take advantage of the many sporting pursuits the county of Angus has to offer. There are fine golf courses at Brechin, Edzell and Montrose and the championship course at Carnoustie. Fishing is available on the nearby South and North Esks.

Just inland are the beautiful Angus Glens which offer some of the best hill walking in eastern Scotland, together with skiing at Glenshee. Brechin Equestrian Centre is located close by and there are renowned sandy beaches at Lunan Bay and at St Cyrus, which is a nature reserve, as is Montrose Basin.

About this property

Airlie House is a very fine town house, believed to date from the 1880s and was understood to have been built by two sisters. It is an attractive and substantial stone built house with a slate roof, which was split in the 1960s into two separate four bedroom flats. These were both acquired by the sellers in 2008 who then set about an ambitious and extensive programme of works to recreate the exceptional original house. Initially they used the house as a private home but after 2016 Airlie House was successfully used as a bed and breakfast and more latterly for private functions and renowned tea rooms, also serving light lunches.

The recent works undertaken were extensive. The staircase was recreated to link the house back together. In addition, insulation was added to the roof and below the floor, and upstairs had new double glazing and was renovated including rewiring and re-plumbing. The property was





also redecorated and re-carpeted throughout and the bathroom and shower rooms were refurbished. The kitchen had been redone just prior to the current owners purchase. In 2010 a new boiler was installed, which allows heating to be zoned between upstairs and downstairs. Later, in 2018, once the business was established, the log cabin with outside decking was installed, to help cope with demand. Electric gates were also fitted. As such the house is beautifully presented, and subject to any necessary planning consent could lend itself well as a delightful family home which would be ideal for entertaining, given the size of some of the reception rooms and the number of bedrooms, or given its past and current usage it also works well on a commercial basis. It is an imposing house which still retains much of its original character and features such as paneled doors and cornicings in most of the rooms.

Electric gates open onto a tarred drive which leads up to gravelled parking and turning at the front of the house. Steps with wrought iron rails lead to a wooden front door with two carriage lights and a glazed overlight. The entrance vestibule with an inner glazed door with side and overlights leads to the impressive hall which has high level skirting and an arch which leads through to the inner hallway. To one side are the dining room and study, both with high level skirting. Opposite, the striking drawing room has a picture rail, wood burning stove, high level skirting and a wall mounted Panasonic TV. The inner hallway has the staircase to

the first floor, three picture lights, an understair cupboard and a back door. The well proportioned sitting room, previously used as a dining room, has high level skirting and a wall mounted Sony Bravia TV, while the shower room has a corner shower cabinet with wet walling, pedestal washbasin, WC and window shutters. Adjacent is the fully fitted kitchen which has wooden wall and floor units with soft closing drawers, tiled splashbacks, three Lamona ovens, NEFF four ring gas hob with extractor, Bosch dishwasher, Whirlpool American style fridge freezer with water and ice dispenser, central island unit, further display and storage cupboards and a Samsung wall mounted TV. Beyond is the utility room which again has wooden wall and floor units with tiled splashbacks and a Beko washing machine, Indesit dryer, Montpelier under counter fridge, shelved storage cupboard, clothes pulley and a side entrance door.

The staircase with wooden handrails and wrought iron balustrades leads to the first floor. Part way up the stairs is bedroom one (Glen Moy) with a feature wood burning stove. The first floor landing has four picture lights and two wall lights, while the large and well fitted bathroom has a freestanding bath, ornamental vanity unit with marble top and two washbasins, pedestal washbasin, WC, large shower cubicle with wet walling and a waterfall shower and hand set. Bedroom two (Glen Esk) has a wall mounted Samsung TV, window shutters and an en suite shower room with a corner shower cubicle, pedestal





washbasin and WC. Off the landing, and at the back of bedrooms three and five, are a large store room and linen cupboard, which have potential as further en suites. Bedroom three (Glen Prosen) has window shutters and a walk in wardrobe with hanging rails, while bedroom four (Glen Isla) also has window shutters and two bedside lights. Bedroom five (Glen Lethnot) has window shutters, a wall mounted Sony TV and a walk in wardrobe with hanging rails.

A hanging staircase lit by a large skylight leads up to the second floor where there are two further bedrooms. Bedroom six (Glen Doll) has a wall mounted Samsung TV while bedroom seven (Glen Clova) has a wall mounted Bush TV.

Outside are lovely gardens which are enclosed by hedges, fences and a wall. Mainly comprising lawns there are also trees and shrubs. On one side is a wooden summer house (2.6 m x 2.4 m) while on the other is the octagonal log cabin style summer house (5.6 m (max) x 4.1 m (max)) with power and light and linking to decking creating a lovely outside entertaining area. Below is a paved pergola. To the side of the house is a dog kennel and run. Attached to the house is a stone built range of outbuildings with a store, further store with stairs to a loft, log store and an outside bin storage area. Behind is a further stone built store (1.43 m x 2.23 m) with a corrugated roof, and a former wooden garage (4.6 m x 2.75 m) with a felt roof, and now used as another garden store. At the back of the house is

a boiler room housing a Worcester boiler, and at the front are uplighters to illuminate the house at night.

Viewing

Strictly by arrangement with Savills – 01356 628628.

Directions

From the south head north on the A90 dual carriageway and take the turning into Brechin (A935) passing the Brechin Castle Centre. On entering Brechin turn left after passing the Mechanics Institute into Airlie Street. Airlie House will be found on the right hand side, just after the corner.

From the north head south on the A90 and take the turning into Brechin (B966) passing through Trinity. On entering Brechin turn right at the mini roundabout signposted to Little Brechin and Menmuir. Then take the second turning into Latch Road and then take the fourth turning on the left into Airlie Street and Airlie House is the 7th entrance on the left.

Outgoings

Airlie House is currently assessed for business rates but currently qualifies for small business relief, with a nil amount being payable. Previously the council tax was Band G.

Energy Performance Certificate
EPC rating = D.

Services

Mains water, electricity, drainage and gas. Gas central heating.



Fixtures and Fittings

Fitted carpets, curtains, blinds and light fittings are included as are the statues in the garden other than the lions and stags. Certain furnishings could be available by separate negotiation.

Planning Consents

Previously Airlie House had consent for a breakfast room / sun room off the kitchen, and for a double garage. Planning consent for change of use from residential to bed and breakfast was approved in 2016.

Environmental Stipulations

Pearsemount, 3 Pearse Street, and its garden wall lying to the west adjacent to Airlie House, is Listed Category B.

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.

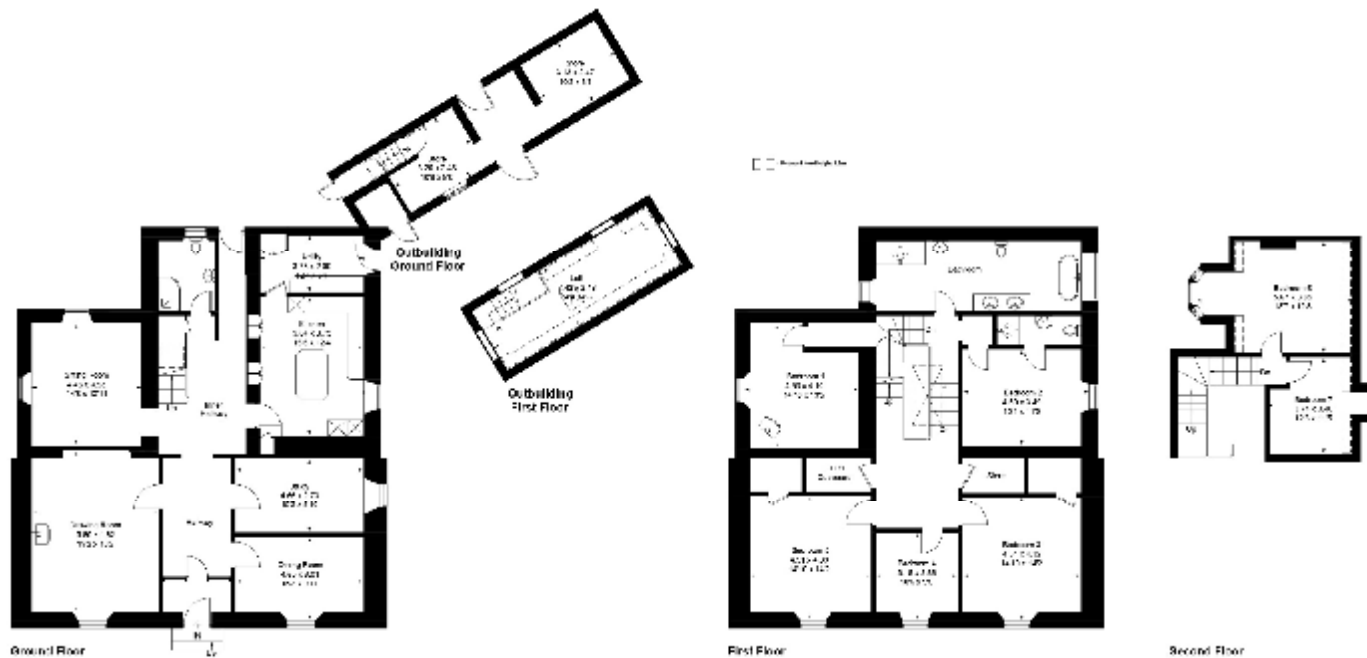
Offers

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.



Airlie House, 20 Airlie Street, Brechin, DD9 6JX

Approximate Area = 340.2 sq m / 3662 sq ft
 Outbuilding = 46.1 sq m / 496 sq ft
 Total = 386.3 sq m / 4156 sq ft
 Including Limited Use Area (12.3 sq m / 132 sq ft)
 For identification only. Not to scale.
 © Jonathan Smith Photography



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 210316SAMR

