



# Beautifully presented house

The Laurels, 8 Peebles, Letham Grange, Angus, DD11 4QA

Freehold







### Outstanding and beautifully presented house

Hallway • dining room • sitting room • living room • games room / home office • kitchen • larder • WC • principal bedroom with en suite bathroom • bedroom with en suite shower room • 2 further bedrooms • family shower room

Annexe with open plan living / kitchen • bedroom and shower room

Integral garage • delightful gardens • About 0.63 acres • EPC rating = D

### Mileages

Arbroath 5 miles, Montrose 11 miles, Carnoustie 12 miles, Forfar 14 miles, Dundee 22 miles, Aberdeen 51 miles

### Situation

The Laurels is most attractively situated in an elevated, scenic and private position at Letham

Grange, near Arbroath, Angus.

Letham Grange comprises a number of private and bespoke houses, interwoven amongst two former golf courses, so it is an area with good walks and abundant wildlife, yet is also well located for Angus towns and for commuting to Dundee and Aberdeen.

This is an appealing and very convenient part of Angus, just inland from Arbroath, with its historic harbour, marina and abbey. The A92 dual carriageway provides easy access to Dundee, while the A90 dual carriageway links to Aberdeen. Angus boasts sandy beaches, scenic countryside and glorious heather glens. Recreational activities include fishing on the River South Esk. There are a number of well-known links golf courses in the area, including the championship course at Carnoustie, as well as Arbroath and Montrose, while St Andrews is also easily reached. There are leisure centres at Arbroath and Montrose. Lunan Bay is a popular local beach. There is a

lovely coastal walk, along red sandstone cliffs, from Lunan Bay via Auchmithie to Arbroath, which is famous for its "smokies". There is a nature trail from Letham Grange to Arbroath. Inland lie the Angus Glens.

Locally, there is a primary school at Colliston. Secondary schooling is found in Arbroath, together with a wide range of business and leisure facilities and shopping. Private schooling is available at the High School of Dundee which has a dedicated bus service from Arbroath, and at Lathallan which has a bus from Montrose. Both Dundee and Aberdeen are easily reached and provide all the services expected of major cities. Dundee has an excellent range





of shops and professional services, together with good leisure and renowned cultural facilities including the V&A museum. There is a railway station at Arbroath offering regular services to Aberdeen and to the south. There is an airport at Dundee with services to London City, while Aberdeen Airport, to which journey times have been reduced by the opening of the Aberdeen Western Peripheral Route, has a wide range of domestic and European flights. Edinburgh is also easily reached.

#### Description

The Laurels enjoys an enviable and private setting at Letham Grange, only some 3.5 miles inland from the Angus coast. It

is situated on the edge of an area known as Peebles, in an elevated position, with views from both the front and the back. It is an attractive house which was built for the sellers in 2003 and was designed by Heinz Voigt, an award winning architect. The house, which occupies one of the largest plots, was designed to make the most of its position and to maximise light. It was originally used as a very fine family home with a useful and attached annexe, known as Greenside Lodge. Latterly both the house and annexe have been very successfully used for luxurious holiday lets. As such the house could be a fabulous family home, with the lodge being used as ancillary or as letting

accommodation. Alternatively, The Laurels could work as a well appointed second home, and the holiday lets continued. The house benefits from underfloor heating on the ground floor, and both properties are fully double glazed.

The Laurels has a harled finish with facing bricks, together with a tiled roof. Its traditional looking exterior hides a modern and very well finished and presented interior with many of the rooms having cornices. The spacious accommodation is arranged around a dining room, sitting room, living room and kitchen, which are interlinking. Off these is a games room or office and a useful larder and WC. On the other side is a downstairs en suite bedroom

and a utility room which links to the integral garage. This in turn is linked to the annexe which has an open plan kitchen and living room, as well as a shower room downstairs and a bedroom above. In the main house there are three more bedrooms upstairs (one en suite) and a family shower room. The gardens are a delight and are linked to the house by a verandah, and are screened from the neighbouring houses by a grassed bund.

A tarred drive leads up to a monoblock paved parking and turning area at the house. A covered entrance with a wooden front door with side lights opens to the hallway which has a walk in hanging and storage cupboard and a tiled floor and



leads on into the stunning dining room. This has a part double height ceiling and is overlooked by a galleried landing. A stone fireplace houses a Stovax multi fuel burning stove, and there are three picture lights and two understair shelved cupboards. The understair WC has a washbasin and a tiled floor. Beyond is the living room which has a tiled floor and French doors out to the garden. Off this is the games room or office, again with a tiled floor. Steps lead down to the impressive fully fitted kitchen with Chalon style units, granite worktops and a porcelain sink. Appliances include a Rangemaster 110 cooker with two gas ovens, grill, five gas hobs and hot plate and with a wooden mantel and

extractor fan above, dishwasher and HiSense free standing fridge. A central island unit has a hanging pot rack, wooden worktops and a sink. Sliding doors link out to garden decking. Off the kitchen is a walk in larder with shelving, fridge, freezer and a tiled floor. Linking the kitchen back to the dining room is the spacious sitting room. This has a stone fireplace with a Stovax wood burning stove, two picture lights and a wooden floor. On the other side of the dining room is bedroom one which has a tiled floor, walk in hanging and shelved cupboard and an en suite shower room with shower cubicle, circular washbasin, WC and a tiled floor. This also links back to the hallway so can be

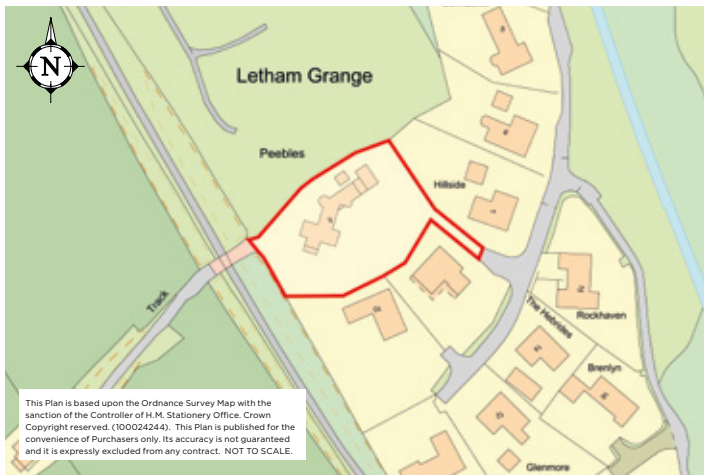
versatile. The utility room has fitted storage units, sink, a Hotpoint washing machine and dryer, clothes pulley and a door to the garage which has an automatic roller door, controls for the DuoVac central vac system, a cupboard housing a Worcester boiler and a door to the garden.

From the dining room wooden stairs lead up to a galleried landing with a further sitting area with sliding doors to a decked balcony, together with a shelved linen cupboard and a further cupboard with a door to undereaves storage. The principal bedroom has two wall lights, walk in dressing area with a hanging rail, and an en suite bathroom with a spa bath with mirrored surround, corner

shower cubicle, a vanity/storage unit with Corian worktop, two washbasins, WC and two wall lights. Bedroom three has recessed shelves, and a built in hanging and shelved cupboard. The shower room has a partially tiled corner shower cubicle, glass washbasin and WC. Bedroom four has a hatch to undereaves storage, and opens through to a study or sitting area.

Linked by a covered car port is Greenside Lodge. A door opens to an open plan living room / kitchen with two picture lights. The kitchen area has fitted units with tiled splashbacks, Hygena oven with Diplomat four ring halogen hob, extractor fan, sink and an undercounter fridge. A part





timber lined shower room has a shower cubicle, pedestal washbasin and WC. Stairs lead up to a bedroom with fitted hanging and shelved cupboards and sliding doors to a viewing balcony.

The gardens and grounds at The Laurels are a delight, and are linked to the kitchen by a covered verandah, which makes an ideal sheltered eating and sitting area. Behind the house is a wooden summer house (3.6 m x 3.6 m). The gardens themselves are mainly laid to lawn, with shrub borders and trees.

#### General Remarks

##### Viewing

Strictly by appointment with Savills - 01356 628628.

##### Directions

From the A933 (Arbroath to Brechin road) on the edge of Colliston, by the church, take the road signposted for Letham Grange. Pass the school and proceed for 1.7 miles and turn right at the T junction signposted Letham Grange, and then after a further 0.4 miles take the turning on the right into Letham Grange.

Proceed on Green Beeches towards the mansion house and then bear left and shortly after, at Cotton's Corner, bear right. After approximately 0.2 miles follow the road to the right following signs for Peebles. Continue for a further 0.5 miles, over the bridge, and then bear right and The Laurels is then the second turning on the right. Proceed up the hill, passing No 9 Peebles.

##### Outgoings

The Laurels is currently assessed for business rates but qualifies for small business relief, with a nil amount being payable.

#### Energy Performance Certificate

EPC rating = D.

##### Solicitors

Blackadders, 77 George Street, Perth, PH1 5LB.

##### Services

Mains water, electricity and drainage. Propane gas for cooking. Central VAC system. Zoned oil fired central heating. Water filtration system in kitchen.

##### Fixtures and Fittings

Fitted carpets, curtains and light fittings are included. All furnishings and house contents are available in addition, to allow parties to move in immediately or continue letting out.

#### Servitude Rights, Burdens and Wayleaves

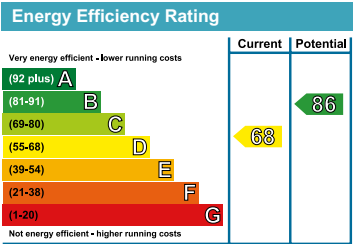
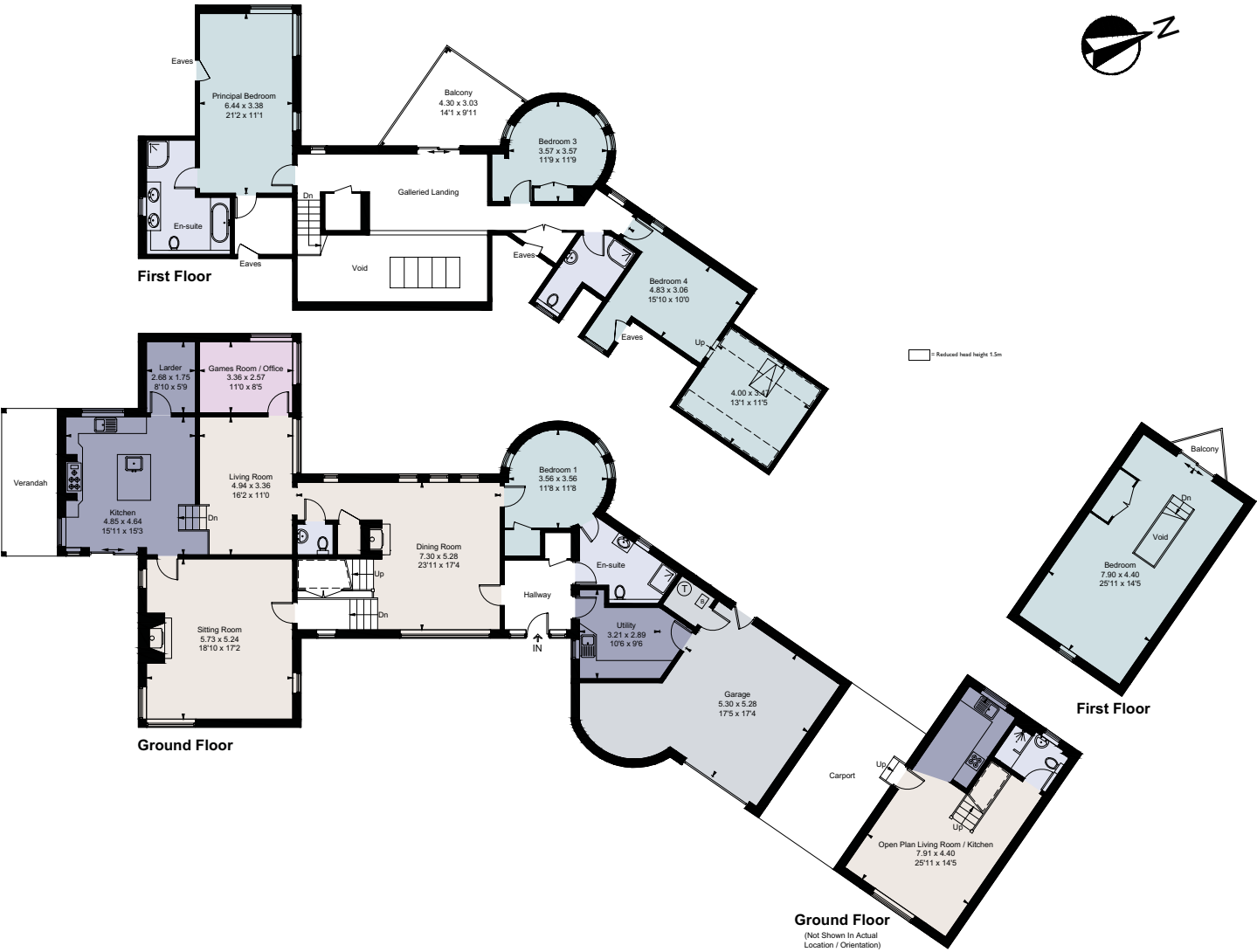
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##### Possession

Vacant possession and entry will be given on completion.

**The Laurels, 8 Peebles,  
Letham Grange, Arbroath, DD11 4QA**  
**Gross internal area (approx)**  
**Main House** 312.1 sq m / 3359 sq ft (Excluding Void)  
**Greenside Lodge** 68 sq m / 732 sq ft (Excluding Void)

**Ruaraidh Ogilvie**  
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