



adamsproperty

adams-property.co.uk



Kirkside, Kirkton of Airlie, Kirriemuir, Angus DD8 5NL

Offers Around 375,000

- Luxury Modern Detached Villa
- Tranquil Country Location
- Double Garage & Driveway
- Sun Room & Conservatory
- Modern Fitted Kitchen
- Office/Studio/Playroom
- Multi Fuel Stoves
- Surrounded by Open Countryside
- 30 Minutes from Dundee
- 4 - 5 Double Bedrooms
- 2 En Suite Bedrooms
- Secluded Private Gardens
- Sitting Room & Snug
- Downstairs Shower Room
- Utility Room
- Very Spacious Rooms
- EPC - D
- Primary School Nearby

Viewing By Appointment:

Adams Property

Tel: 01250 874485

Mobile: 07739 915043

Email: david@adams-property.co.uk

DESCRIPTION: Built to a bespoke plan in 1997, this spacious, modern, luxury villa has a sturdy and traditional feel. Located in the tiny hamlet of Kirkton of Airlie which sits in a tranquil valley, half way between the towns of Alyth and Kirriemuir and surrounded by open countryside. The property is on two levels, on the first floor is a modern kitchen/diner, a sun room, lounge, conservatory, dining room, bedroom, study, utility, shower room, and a cosy snug room. Upstairs are three spacious double bedrooms, two with en suite. These enjoy lovely views across the valley. Outside at the front, is a linked double garage and a driveway with space for a trailer or caravan. To the rear and sides are beautiful, secluded gardens with ornamental pond, shed and greenhouse all enclosed by high stone walls. There is an intruder alarm.



ENTRANCE & HALLWAY: A mono block driveway leads to a secure double front door and vestibule with inner glass door. Fitted with solid timber flooring, the hallway connects all the ground floor rooms. A timber stairway leads to the bedrooms.



SITTING ROOM: (6m x 5.5m) To the rear of the house, this spacious room has fitted carpet, TV point, windows overlooking the garden and a feature fireplace with timber mantelpiece and multi fuel stove, which sits on a tiled plinth.



SUN ROOM: (7m x 3m) Connecting the sitting room with the kitchen, the sun room is solidly built with stone base walls, tiled floor and double glazed windows set in timber frames. This is a lovely place to enjoy the evening sun. A single door leads out to the garden and patio area.

KITCHEN/DINER: (5.4m x 3.75m) Fitted with dove grey wood base and wall units and laminate worktop into which is set a 1½ stainless steel sink. There is an integral electric oven with four ring electric hob above, integral dishwasher and space for a fridge and freezer. To one side is a Stanley oil fired cooker which is also the main central heating and water boiler. There are down lights in the ceiling, the floor is tiled and two windows overlook the garden to the side.



SNUG ROOM: (3.9m x 3.7m) Sitting between the sunroom, kitchen and hall, but as there are windows on both sides, it is a bright and sunny room. Here there is a fitted carpet, TV point and another multi fuel stove, set in a tiled fireplace.

DINING ROOM & CONSERVATORY: The dining room (3 x 4m) could also be used as a bedroom. Here there is a fitted carpet and double doors open into the conservatory (3 x 2.6m). This has tiled floor and double doors opening out to the garden.



UTILITY, STUDY & WORKSHOP: (all approx 2.5 x 2.4m) The study and workshop can be used in a variety of ways and could easily be used as extra bedrooms. The utility has timber base & wall units into which fit the washing machine, dryer and stainless steel sink. A door connects to the double garage.

SHOWER ROOM: (2.4m x 1.3m) In the hall beside the sitting room, there is a downstairs toilet, wash basin and shower.

BEDROOMS 1 & 2: (4m x 3.6m) A feature timber stairway leads up to a landing which connects the three upper bedrooms. Rooms 1 & 2 are similar as both are en suite. Bedroom 1 has a shower room whilst 2 has a "Jack & Jill" style bathroom with white suite and glass shower screen. Both bedrooms have fitted carpet, large wardrobes and windows overlooking the garden and countryside beyond.

BEDROOM 3: (4.7m x 3.6m) With fitted carpet, double wardrobe and large box room for extra storage.

GARDENS & EXTERIOR: The whole property is enclosed by high stone walls making it secure and private. A small lane from Kirkton Road leads to iron gates and the main mono block driveway. On the right is a linked double garage, with floored attic, beside which is a log store, timber shed and timber decking leading to the back garden. To the left is more parking and an enclosure for the oil tank and bins. A timber gate opens into the west facing garden which sweeps round to the other side of the house. This is mainly lawn, but there are mature shrubs, some trees, borders and an ornamental pond with water pump. Beyond this are terraced, ornamental drystone walls which open out to a drying green with aluminium greenhouse. A door from the sun room leads out to a patio/BBQ area with borders and shrubs. This lovely sunny and spacious garden is sheltered by high stone walls, so making it a calm and tranquil retreat in any season.

LOCATION: Kirton of Airlie is a tiny hamlet nestling in the low hills between Alyth and Kirriemuir. The village of Airlie and its excellent Primary School, is nearby and Perth & Dundee are just a 30 minute drive. Kirriemuir and Forfar have many local services including, supermarkets the highly praised Webster's High School. Kirkside sits next to the old parish church and enjoys open views across the fields to the west. The nearby picturesque Angus glens are wonderful for walking and cycling and the Glenshee Ski resort is nearby too.

DIRECTIONS: From the A926 Alyth to Kirriemuir road at Airlie Primary School, turn up the Kirkton Road. Follow this road for one mile and Kirkside is first on the right as you come into the village. Alternatively, please follow the link on our website. Viewing by appointment only.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.

CONTACT DETAILS: ADAMS PROPERTY, Blairgowrie PH10 6HT
TEL: 01250 874485 MOBILE: 07739 915043
www.adams-property.co.uk

