



**RECENTLY REFURBISHED AND WELL PRESENTED HOUSE ON THE EDGE OF THE  
DESIRABLE VILLAGE OF EDZELL**

**GWYNBROOK, DUNLAPPIE ROAD, EDZELL, ANGUS, DD9 7UB**





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Vestibule ♦ hallway ♦ dining room ♦ sitting room ♦ family room ♦ kitchen ♦ conservatory ♦ utility room ♦ master bedroom with en suite bathroom ♦ bedroom with en suite shower room ♦ 2 further bedrooms ♦ bathroom ♦ garage summer house and enclosed gardens

About 0.23 acres ♦ EPC rating = D

Brechin 5 miles, Dundee 31 miles, Aberdeen 37 miles

## Viewing

Strictly by appointment with Savills – 01356 628628.

## Directions

From the A90 (Dundee to Aberdeen dual carriageway), just to the north of Brechin, take the B966 signposted to Edzell. In Edzell proceed through the Dalhousie Arch and past the Glenesk Hotel. Take the first turning on the left onto Dunlappie Road, signposted for Menmuir. Gwynbrook will be seen on the right just after the turning on the left into The Drive.

If coming from the north on the A90, some 6 miles south of Stonehaven, turn right onto the B966 signposted to Fettercairn. After 0.8 miles turn right again, signposted Fettercairn and Auchenblae. From Fettercairn continue on the B966 to Edzell. In Edzell proceed down the High Street and turn right, signposted Menmuir, onto Dunlappie Road and proceed as above.

## Situation

The village of Edzell is a small, attractive community, situated at the foot of the Angus Glens. Close by are Glen Esk and Glen Lethnot. Edzell offers local shopping including a butcher, post office, coffee shops, chemist and a health centre together with a modern primary school which includes a nursery. There are restaurants in the Panmure Arms and Glenesk Hotels with the latter including a Country Club. There is a renowned 18 hole golf course, together with a 9 hole course and a driving range.





Edzell is within convenient distance of the A90 which provides easy access to Aberdeen to the north and south to Dundee, Perth and Central Scotland. Both Aberdeen and Dundee are within commuting distance and provide all the services expected of major centres including private schooling. Journey times to Aberdeen will be even further reduced once the Western Peripheral Road opens, which is scheduled to be completed in late 2017. The nearby town of Brechin provides further local shopping together with business services, leisure facilities and secondary schooling. Further shopping is found in Montrose, and there is a new secondary school in Laurencekirk.

The nearest railway stations are at Laurencekirk and Montrose offering east coast mainline services, the latter including a sleeper. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee Airport to London Stansted and Amsterdam.

The area is well known for its wide range of outdoor pursuits. There are a number of other well known golf courses in the area, including the championship course at Carnoustie. Salmon fishing can be taken on the nearby North and South Esks, whilst the River Dee and Deeside are easily reached over the scenic Cairn o' Mount road (B974). Nearby beaches are found at Lunan Bay and at St Cyrus, which is a Nature Reserve. The Angus Glens offer some of the finest hill walking in Eastern Scotland, with skiing at Glenshee. There are good walks within the vicinity of Edzell, including along the River North Esk, and there is a park in the village.

### Description

Gwynbrook is an attractive house on the edge of the village of Edzell. It is situated on Dunlappie Road, within easy walking distance of the High Street and all the amenities of Edzell, including the two golf courses and the driving range. The house dates from the 1920s, and the current owners are only the third family to have lived in the house. The house was extended in 1984 and again in 1998. It is an extremely adaptable house. Prior to being acquired by the sellers in 2009 it comprised the main house and an interlinking annexe, which had its own entrance. This has all now been incorporated into one good sized family house. The main part of the house still retains many of its original features including cornicings and panelled doors, and the house has a harled finish with a slate roof. It is fully double glazed and there are views to the north to the hills.



Since 2011 the kitchen has been refurbished and the master bedroom, with an enlarged en suite bathroom, has been created within what was part of the former annexe. A new boiler has also been fitted and the house has been extensively redecorated and re-carpeted, including extending the Amtico flooring in the hallway. As such this is a fine family home. At ground floor level there are two good sized reception rooms and the modern kitchen links through into a family room. As well as the master bedroom there are two further bedrooms and a bathroom at this level, together with a conservatory. Upstairs there is another en suite bedroom. It is a house that lends itself well to modern family living and to entertaining, with a secluded and enclosed garden at the rear.

At the front of the house are block paved parking and turning areas with two entrances off Dunlappie Road, arranged around a central and gravelled shrub border. A partially glazed front door opens to a vestibule with an inner glazed door to the hallway. This, along with the vestibule has Amtico flooring together with stairs to the first floor and corning. At the far end of the hallway is a side porch with a further entrance door. The sitting room has a cornice, picture rail, fireplace with composite mantel and housing a Living Flame gas fire. The dining room also has a cornice and picture rail, together with a fireplace with wooden mantel and tiled inserts. The modern kitchen has fitted Moben wooden wall and base units with tiled splashbacks and housing a Rangemaster Toledo cooker with two ovens, grill, five gas burners and hot plate, integral Tecnik dishwasher, sink, fitted fridge and freezer. The kitchen has a tiled floor and an arch through to the family room. This has a picture window with views to the hills, sliding doors to the garden, cornice, two wall lights and ample space for both informal dining off the kitchen and as a living room. Off this is a utility room with a further entrance door, built in and fitted cupboards (one used as a linen cupboard and housing a wall mounted Worcester boiler) together with fitted wall and base units with sink, Panasonic washing machine and Creda dryer.

Also off the hallway is the tiled bathroom with bath with shower, pedestal washbasin and WC. Bedroom 1 has a cornice and views to the hills. Bedroom 2 has a cornice and a bay window. Double doors open to the master bedroom which has a cornice, downlighters, fitted hanging and shelved wardrobes and an en suite bathroom with a free standing bath, drencher shower cubicle, two circular washbasins with vanity unit and a WC. Glazed doors open onto a conservatory with timber lined walls and doors opening onto paving in the garden which links across to the family room.

Wooden and carpeted steps lead up to the first floor with a louvered door to a storage cupboard. Bedroom 4 also has uninterrupted views to the hills, together with a built in hanging and shelved cupboard and an en suite shower room with shower cubicle, pedestal washbasin, WC and tiled floor.

Adjacent to the house is a harled, slate roofed garage with an up and over door and concrete floor. The main area of garden is at the back of the house. This includes a wooden summer house and a wooden garden shed and is mainly laid down to lawn, with a gate in the hedge at the rear, opening through to the field beyond. The garden includes shrubs, apple trees and rhododendrons. Paving links the family room and the conservatory and creates an ideal outside seating and entertaining area.

#### General Remarks

#### Outgoings

Angus Council tax band F.

#### Energy Performance Certificate

EPC rating = D.

#### Solicitors

Connors of Stonehaven, 50 Allardice Street, Stonehaven, AB39 2RA.

#### Services

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

#### Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

#### 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

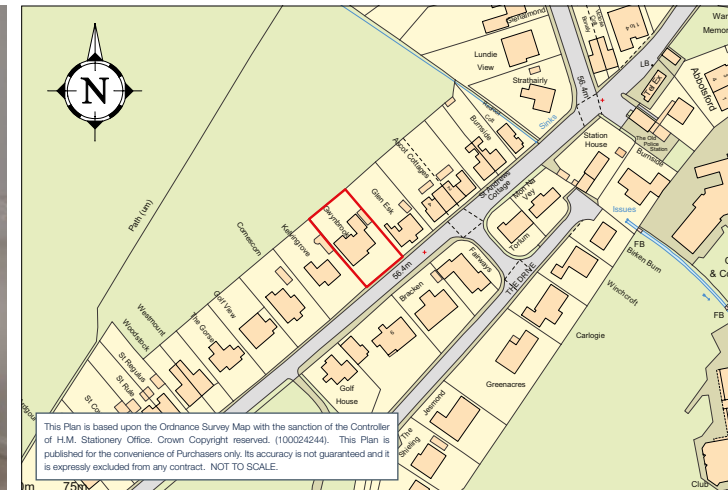
Vacant possession and entry will be given on completion.

#### 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

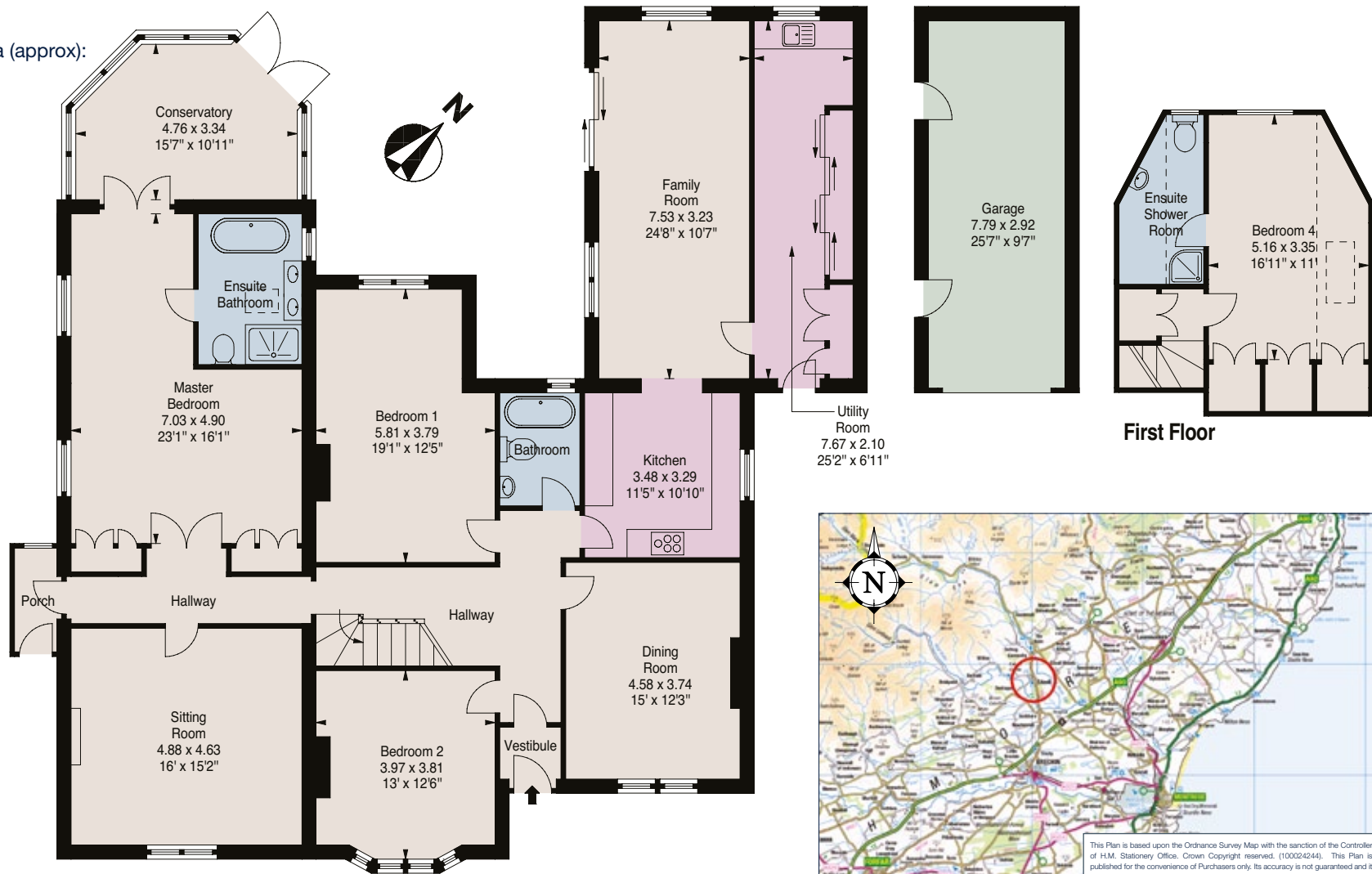
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.



## FLOORPLANS

House Gross internal area (approx):  
246.56 sq.m (2654 sq.ft)

Garage Gross internal area (approx):  
22.57 sq.m (243 sq.ft)



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

### Ground Floor

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