



**MODERN, EDGE OF VILLAGE HOUSE
WITH GOOD ACCESS TO THE A90**

SALLYWOOD, OATHLAW, BY FORFAR, ANGUS, DD8 3PQ



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Entrance vestibule ♦ hallway ♦ sitting room ♦ dining room
kitchen/family room ♦ utility room ♦ 5 bedrooms (1 en suite with
dressing room) ♦ upstairs sitting room ♦ galleried landing/music
room ♦ office ♦ bathroom ♦ shower room

Double garage

Enclosed garden

In all about 0.34 acres

EPC rating = C

Forfar 5 miles, Dundee 18 miles, Aberdeen 47 miles

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the north on the A90, at Finavon, some 5½ miles south of Brechin, and just after crossing over the River South Esk, turn right, signposted Oathlaw. Proceed for 1.2 miles and on entering Oathlaw, turn right, signposted Justinhaugh. Take the first turning on the left, and then turn immediately right into the driveway to Sallywood.

If coming from the south on the A90, some 3½ miles north of the Kirriemuir junction at Forfar, turn left, signposted Bogindollo, Oathlaw, Justinhaugh and Memus. After 0.2 miles turn right signposted Oathlaw.



Continue into the village and at the post box turn left, signposted Justinhaugh and proceed as above.

Situation

Sallywood is pleasantly situated on the edge of Oathlaw. Oathlaw is a small rural hamlet and is very conveniently located for the A90 dual carriageway, allowing easy access to both Dundee and Aberdeen. It is also well placed for the Angus towns of Forfar, Brechin, and Kirriemuir. The immediate surrounding countryside comprises fields and pasture with woods lying to the north. The Angus Glens, reaching into the Grampian mountains, are to the north, while to the south lies Finavon Hill.

There is a local primary school at Tannadice, with secondary schooling in Forfar. Private schooling is available at the High School of Dundee, with a bus from Forfar, and at Lathallan, with a bus from Brechin. Shopping, business and banking services are found in Forfar, Brechin and Kirriemuir. Both Forfar and Brechin have leisure facilities. Locally there are golf courses at Kirriemuir, Forfar and Brechin with the championship course





at Carnoustie within easy driving distance. Fishing can be taken on the nearby River South Esk, and on the North Esk. The Angus Glens provide some of the best hill walking in eastern Scotland, together with skiing at Glenshee in winter. There are pleasant sandy beaches at Lunan Bay and St Cyrus. The Drovers Inn at Memus is a well known local pub and restaurant.

There are mainline railway stations at Montrose and Dundee, with regular services to Aberdeen and to the south, including a sleeper. Aberdeen Airport has a range of domestic and European flights. Edinburgh Airport is also within easy reach, and there are direct services from Dundee to London Stansted and Amsterdam.

Description

Sallywood is a most attractive modern house, on the edge of Oathlaw. Initially built for the sellers in 2002, it was then extended into the first floor, which was fitted out in 2004. While modern in construction, the house has a traditional look, with its harled finish and slate roof. It is well presented and is flexible in terms of its accommodation. With a spacious sitting room and an adjoining dining room, which links to the kitchen, the house is also ideal for entertaining. The open kitchen and family room is very much the hub of the house and perfect for modern family living. A number of the rooms at ground floor level have reclaimed pitch pine flooring adding to the period feel of the house. It is fully double glazed and benefits from oil fired central heating.

A short gravelled drive leads to parking and turning areas at the front and side of the house. The front door opens to an entrance vestibule with slate flooring and an inner door, with glazed side lights, to the hallway, which has a wooden floor. Off this is a partially tiled WC with washbasin. The spacious and double aspect sitting room has a timber lined, cathedral style ceiling, open fireplace, three wall lights, doors to the garden, a shelved cupboard and a door to the dining room. This has a cornice, two wall lights and again has a wooden floor, and a linking door through to the kitchen. The open plan kitchen/family room has wooden flooring. The kitchen has wooden wall and floor units with fitted Caple dishwasher, sink, electric cooker point with extractor hood, a central

island unit with a granite worktop and two fitted shelved cupboards. The family area is ideal for informal dining and seating and has a picture rail, doors to an outside paved area, two wall lights and a wooden staircase to the first floor. A door from the kitchen leads through to an inner hallway which links to the hallway. This has two built in shelved cupboards and gives access to the utility room, which has a tiled floor, coat hooks, fitted cupboards, plumbing for a washing machine, Geminox boiler and a side entrance door.

Also off the hallway is a bedroom passageway. Bedrooms 1, 2, 3 and 4 all have wooden flooring. Bedroom 2 is currently used as a sewing room. The partially tiled bathroom has a bath with shower, washbasin with vanity unit and a WC, while the shower room, which is also tiled, has a corner shower cubicle, washbasin with vanity unit and WC.

At first floor level is a galleried landing/music room which overlooks the kitchen and has an under eaves storage cupboard. Off this is an office, which could be used as an additional bedroom. On the other side is an upstairs sitting room with built in storage cupboards. Off this is bedroom 5 which along with the dressing room has built in under eaves storage cupboards. The partially tiled en suite bathroom has a bath with shower, pedestal washbasin and WC.

To the side of the house is a wooden double garage with roller doors and a concrete floor. Adjacent is a wooden garden shed (3.0 m x 2.4 m) with a concrete floor.

The garden is mainly enclosed by beech hedging and comprises a lawn, shrub borders, fruit trees and other trees.

General Remarks

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC rating = C.

Solicitors

Inksters, 24 West High Street, Forfar, Angus, DD8 1BA.

Services

Mains water and electricity, private drainage. Oil fired central heating.

Fixtures and Fittings

Fitted floor coverings, curtains and light fittings are included.

Access

The access road is jointly owned with the two neighbouring properties.

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.

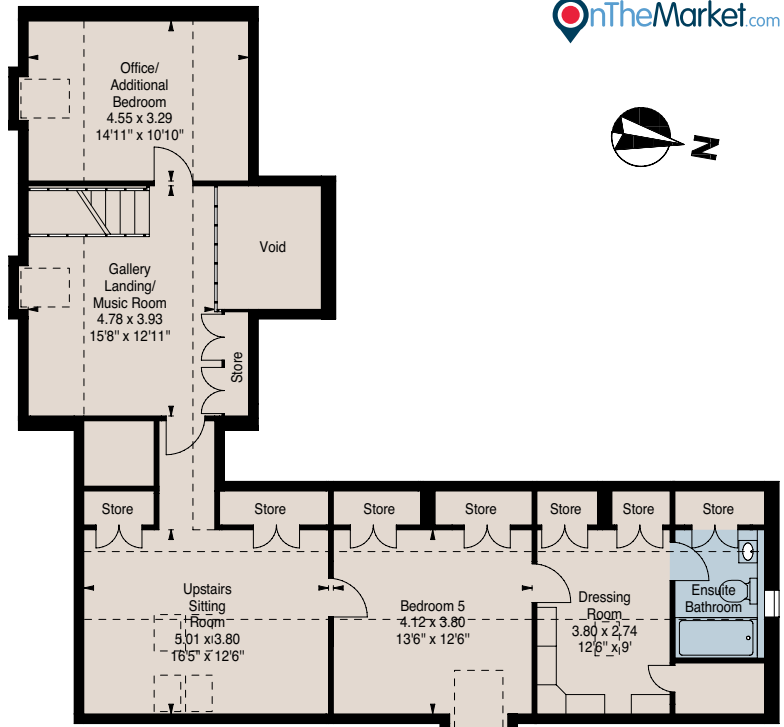
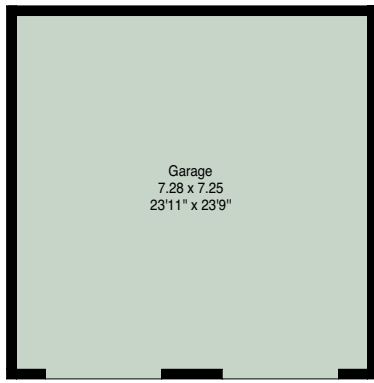
Offers

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.





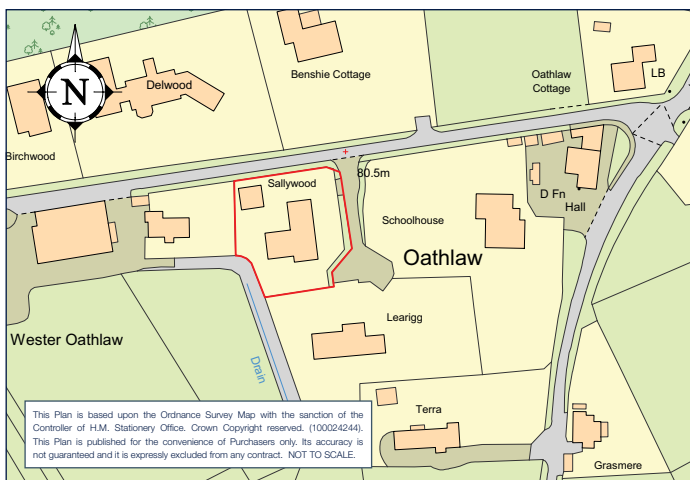
Upper Floor



Ground Floor

FLOORPLANS

Gross internal area (approx):
 House: 297.37 sq.m (3201 sq.ft)
 Garage: 52.95 sq.m (570 sq.ft)
 For Identification Only. Not To Scale.



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