



**AN EXCEPTIONALLY WELL PRESENTED MODERN HOUSE,
SITUATED ON THE EDGE OF THE SMALL VILLAGE OF AIRLIE**

BENS ACRE, AIRLIE, BY KIRRIEMUIR, ANGUS, DD8 5NP

savills

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Entrance vestibule ♦ hallway ♦ sitting room / dining room
cloakroom ♦ open plan living room / kitchen ♦ utility room
master bedroom with en suite shower room ♦ 3 further
bedrooms ♦ bathroom

Integral garage and workshop ♦ Extensive and enclosed
gardens

About 1.1 acres

EPC rating = D

Kirriemuir 5 miles, Alyth 5 miles, Blairgowrie 9 miles, Dundee 18 miles,
Perth 23 miles

SITUATION

Bens Acres is situated within the small village of Airlie, which looks out over Strathmore and to the Sidlaw Hills and is midway between Kirriemuir and Alyth. Situated at the foot of Glenisla and close to the county boundary between Angus and Perthshire, the property is well placed to enjoy the outdoor pursuits both counties have to offer. The area is well known as the gateway to the Cairngorms National Park. The nearby Angus glens provide some of the best hill walking in eastern Scotland and skiing is available at Glenshee. Trout fishing can be taken on Lintrathen Loch, immediately to the north, while salmon and sea trout fishing is available on the rivers Isla, Ericht and the Tay. There are a number of well known golf courses in the area including three at Alyth, Kirriemuir and the championship course at Rosemount near Blairgowrie.

There is a primary school at Airlie, with secondary schooling at Websters High School in Kirriemuir. Private schooling is available at The High School of Dundee which has a bus service from Alyth and Meigle. Local shopping can be found in Alyth and Kirriemuir, with more extensive shopping and business services in Forfar and Blairgowrie. There is a local shop in Westmuir. Perth and Dundee are easily reached and provide renowned cultural activities.





The area is very accessible. The A90 is easily reached and links Dundee with Aberdeen. The A926 links Forfar to Blairgowrie via Kirriemuir and Alyth. At Blairgowrie it joins the A93 which runs from Perth up into Deeside. There are mainline railway stations at Perth and Dundee, the latter also having a small airport with services to London Stansted. Edinburgh Airport offers a range of domestic and international flights.

DESCRIPTION

Bens Acre is a most attractive modern house situated within the small village of Airlie. Behind are agricultural fields and woodland. The house was built in 1986 and has a brick finish and a tiled roof, and it sits within an extensive and well laid out garden. Bens Acre is on a south facing site. The principal accommodation is all laid out on one floor, with steps leading down to an integral garage and workshop below. The house has been cleverly designed to make the most of its position, and is light and spacious with windows looking out over its own gardens, and there are views from the main reception room south to the Sidlaw Hills.

Since 2015 the house has benefitted from considerable improvements. The kitchen, cloakroom and en suite have been fully refurbished, and much of the house has been updated with replacement doors and cornices, new radiators and light switches, together with re-carpeting and fitting a new balcony from the sitting room / dining room. As such

it is an extremely well presented and immaculately finished house, and being on one floor is easily managed and ideal for modern living. The hallway opens directly onto the sitting room / dining room and leads to the open plan kitchen / living room, with a balcony off the former and French doors out onto a terrace from the latter. As such it is also ideal for entertaining.

Wrought iron gates open onto a tarred driveway and parking area adjacent to the house. From here semi-circular brick steps lead up to the glazed front door. This opens to an entrance vestibule with a tiled floor and an inner glazed door to the hallway. This too has a tiled floor as well as a cornice. Off the hallway is the impressive sitting room / dining room. This has picture windows and patio doors which open out onto a balcony with views out over the garden, together with a fireplace with a raised hearth and display surround. Also off the hallway is a cloakroom with tiled floor and a separate WC with washbasin. An attic ladder from the cloakroom leads up to a coombed floored loft (4.65 m x 1.45 m) with access to roof spaces. The hallway continues on through to a stunning open plan kitchen / living room. The living area has French doors leading out to the garden terrace. The fitted kitchen incorporates a Miele dishwasher, sink, two eye level Lamona ovens and a microwave, together with an American style Britannia fridge / freezer with water and ice dispenser. A central island unit incorporates a five ring Lamona gas hob with extractor and a breakfast bar, and the room has a tiled floor.

Glazed doors lead through to an inner hallway. Off this is a tiled utility room with fitted wall and floor units with sink, plumbing for a washing machine, a Bosch dryer and a back door. Beyond are the bedrooms which are all well proportioned and have cornices. The master bedroom has fitted hanging and shelved wardrobes and an en suite shower room with wet walling and a tiled floor and a washbasin with vanity unit and WC. Bedroom 2 is currently used as a study. Bedrooms 3 and 4 also have built in hanging wardrobes. The tiled bathroom has a bath, shower cubicle, pedestal washbasin and WC. Opposite is a shelved linen cupboard.

A further door from the kitchen leads to two storage cupboards and to stairs with an understair cupboard, which lead down to an integral garage with an automatic up and over door and a workshop which houses the Worcester Danesmoor 26/32 boiler and a fitted workbench.

The garden is a delight and is enclosed by stone walls and fencing. It mainly comprises lawn and is divided into two by a small burn with a wooden footbridge. There is a good mixture of trees providing privacy and gravelled shrub borders which allow for ease of maintenance. Overlooking the garden with access from the kitchen / living room is a terrace, which is an ideal seating and entertaining area. At the back of the house is a greenhouse and a gate, which opens onto the woods beyond. On the other side of the house is a small pond with a water feature.

GENERAL REMARKS

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the north on the A90, turn off at the Kirriemuir junction on the Forfar bypass and proceed to Kirriemuir. From Kirriemuir take the A926, signposted for Alyth. Continue for some 3.7 miles to Craighton of Airlie. Continue for a further 0.6 miles to the village of Airlie. Bens Acre is the second house on the right.

If coming north from Dundee take the A90 north for some 4 miles and then turn onto the A928 for Kirriemuir. From Kirriemuir proceed as above.

From Blairgowrie take the A926 to Alyth, or if coming from the A94 at Meigle, take the B954 to Alyth. At the roundabout at Alyth take the A926 signposted Forfar and Kirriemuir. Continue for 3.5 miles. In Airlie pass the primary school and the turning into Bens Acre will be seen on the left, before leaving the village.

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC rating = D

Solicitors

Frederick & Co, 19 Sandyford Place, Glasgow, G3 7NQ.

Services

Mains water and electricity, private drainage, oil fired central heating, LPG for the hob in the kitchen.

Planning

An outline planning consent, now lapsed, was granted in 2007 for the erection of a dwelling house in the garden.

Fixtures and Fittings

Fitted carpets and the window blinds are included as is the fridge / freezer. Curtains may be available in addition.

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.

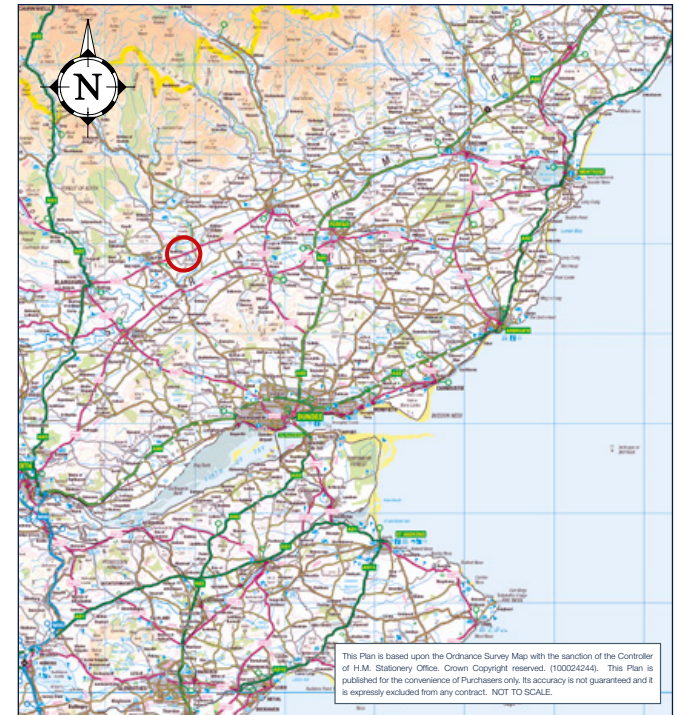
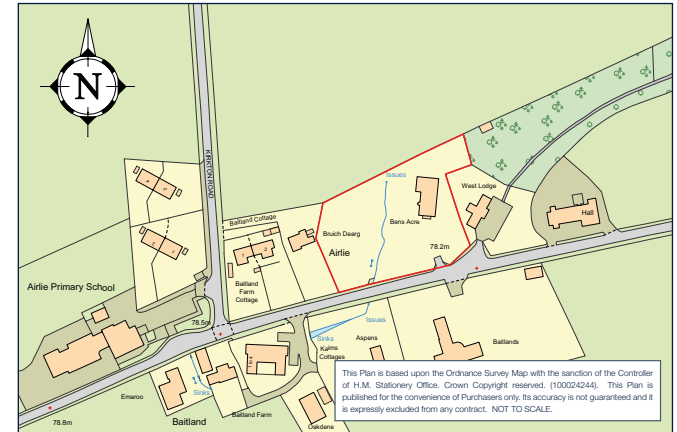
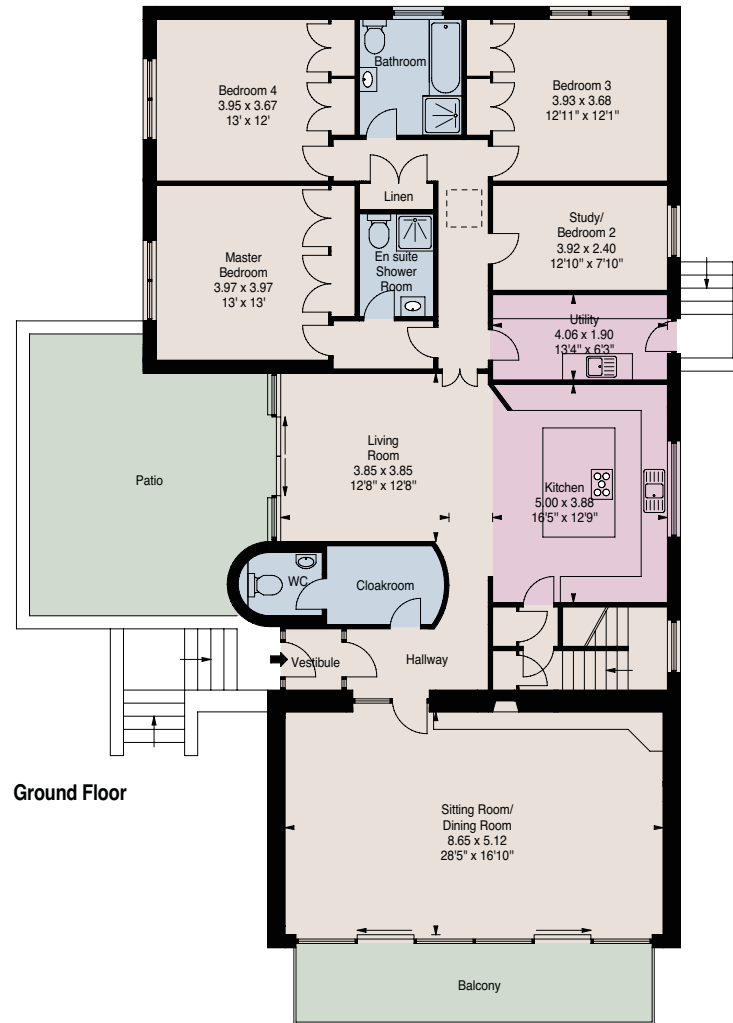
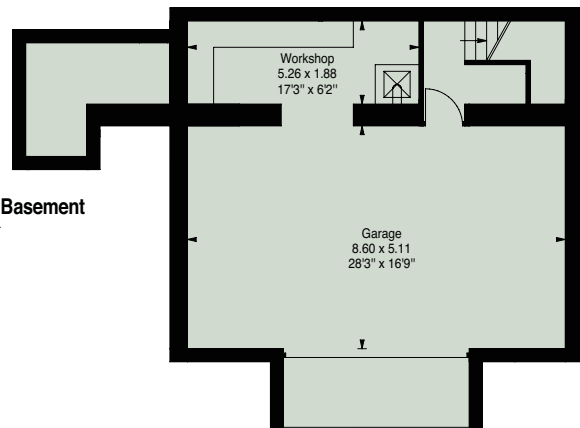
Purchase Price

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

Gross internal area (approx):
274.06 sq m (2,950 sq ft)



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

savills.co.uk

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