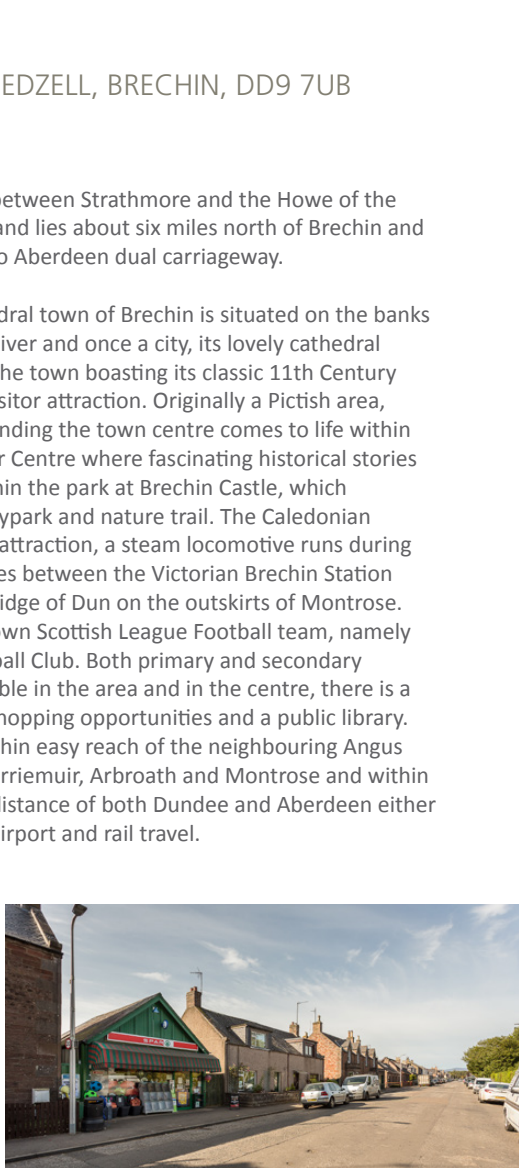
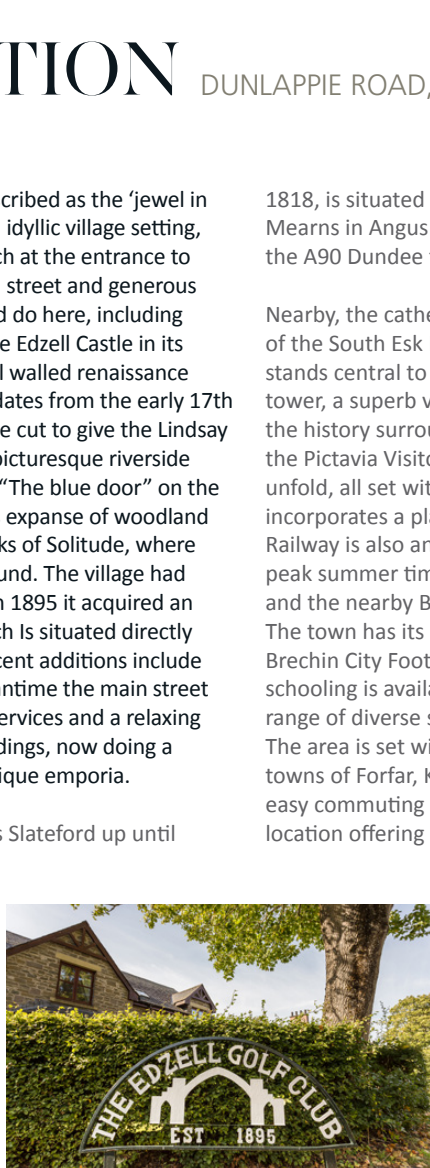
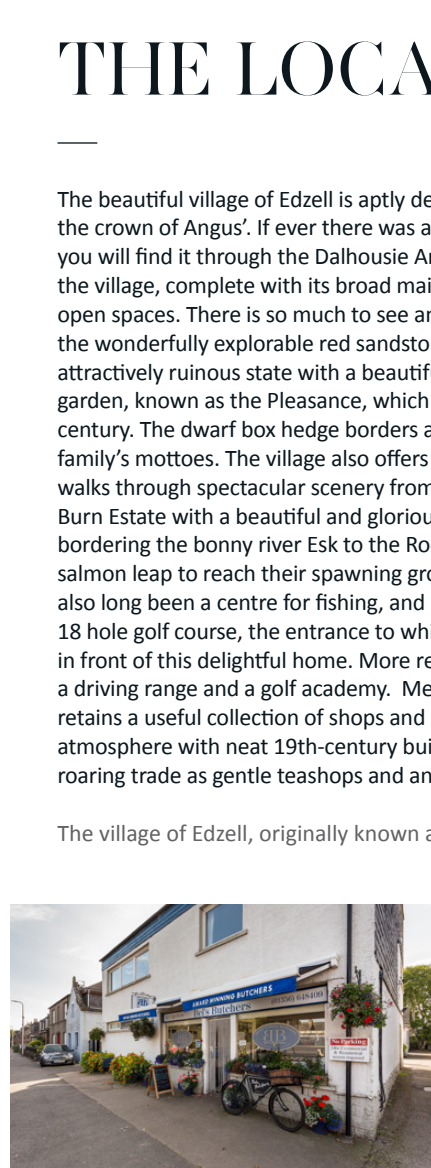




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Westmount
DUNLAPPIE ROAD, EDZELL, BRECHIN, DD9 7UB



THE LOCATION

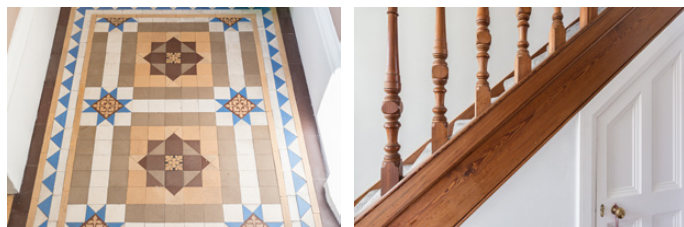
DUNLAPPIE ROAD, EDZELL, BRECHIN, DD9 7UB

The beautiful village of Edzell is aptly described as the ‘jewel in the crown of Angus’. If ever there was an idyllic village setting, you will find it through the Dalhousie Arch at the entrance to the village, complete with its broad main street and generous open spaces. There is so much to see and do here, including the wonderfully explorable red sandstone Edzell Castle in its attractively ruinous state with a beautiful walled renaissance garden, known as the Pleasance, which dates from the early 17th century. The dwarf box hedge borders are cut to give the Lindsay family’s mottoes. The village also offers picturesque riverside walks through spectacular scenery from “The blue door” on the Burn Estate with a beautiful and glorious expanse of woodland bordering the bonny river Esk to the Rocks of Solitude, where salmon leap to reach their spawning ground. The village had also long been a centre for fishing, and in 1895 it acquired an 18 hole golf course, the entrance to which is situated directly in front of this delightful home. More recent additions include a driving range and a golf academy. Meantime the main street retains a useful collection of shops and services and a relaxing atmosphere with neat 19th-century buildings, now doing a roaring trade as gentle teashops and antique emporia.

The village of Edzell, originally known as Slateford up until

1818, is situated between Strathmore and the Howe of the Mearns in Angus and lies about six miles north of Brechin and the A90 Dundee to Aberdeen dual carriageway.

Nearby, the cathedral town of Brechin is situated on the banks of the South Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction. Originally a Pictish area, the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which incorporates a playpark and nature trail. The Caledonian Railway is also an attraction, a steam locomotive runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose. The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling is available in the area and in the centre, there is a range of diverse shopping opportunities and a public library. The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and within easy commuting distance of both Dundee and Aberdeen either location offering airport and rail travel.



WESTMOUNT

DUNLAPPIE ROAD, EDZELL, BRECHIN, DD9 7UB

McEwan Fraser Legal is delighted to introduce to the market this prestigious home, of merit to its current owners, with the golf course on the doorstep and set in one of the most picturesque villages in Angus.

Internally, the house unravels to reveal capacious living space with a natural flow that culminates in the kitchen. The kitchen is where the real magic unfolds as the family living space flows into the galley kitchen where friends and family will want to gather around the log-burning stove or sit around the dining table. A door from the kitchen opens to the gardens where the party can spill out to the pergola dining area. A utility room is always a welcome addition to any house as is the guest cloakroom, both discretely located at the end of the kitchen.

The lounge holds a feast of period features from the fireplace to the cornice and ceiling rose, alcoves and picture rails. Could the traditional bay window, bringing in masses of natural light, be the feature to “seal the deal” for you? The light that pours through the window invites you to explore the room’s warmth and elegance, its artistry catches the eye and draws the gaze upwards in appreciation of the generous proportions. Freshly decorated in a range of tasteful neutrals and buoyed by original wooden floor, the result is an uplifting space. A clear Victorian Aesthetic has been applied and whilst this is very sympathetic to the building’s heritage, it hasn’t prevented the addition of more contemporary touches so the house works for a modern family.

The ground floor also offers bedroom four, or third public room.







The carpeted staircase rises to the first floor where a dramatic skylight draws light down and throughout the entire hall. With views over the golf course, the Principle bedroom is an oasis of gentle tranquillity. A home has to feel livable, a place where you can truly unwind and relax. Two further bedrooms and the family bathroom complete the accommodation. This bathroom is all about relaxation...a simple, but sophisticated space designed to leave you feeling calm and cosseted.

In addition, there is a large floored attic space, providing abundant storage and currently used as workspaces. Superfast fibre broadband will ensure that when

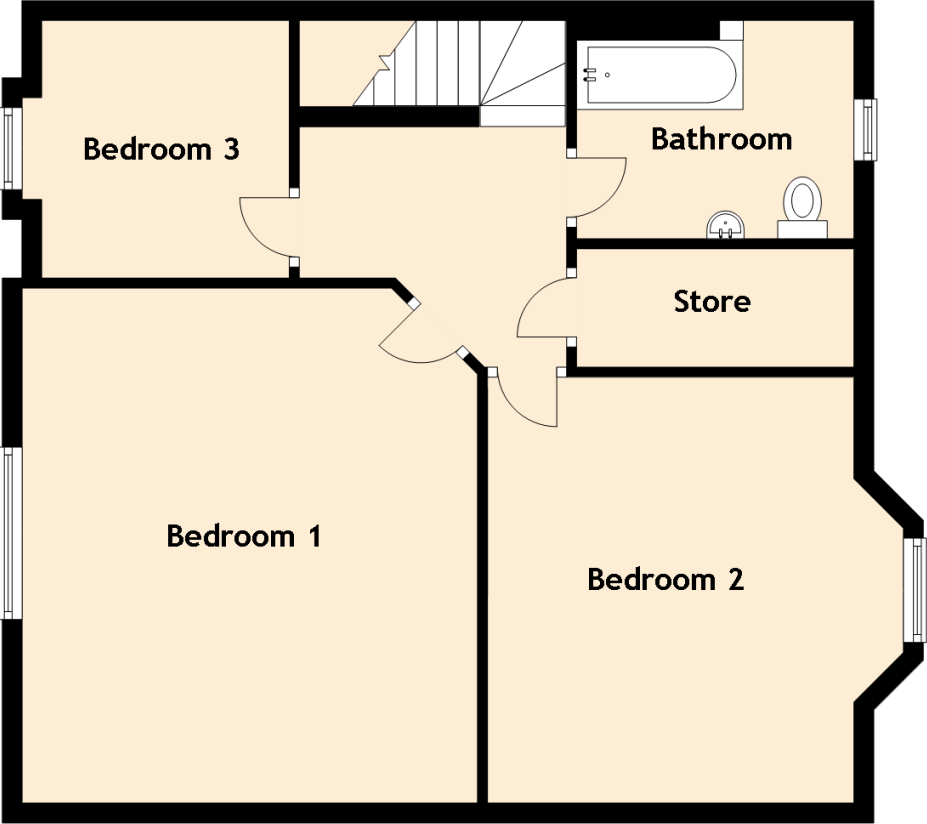
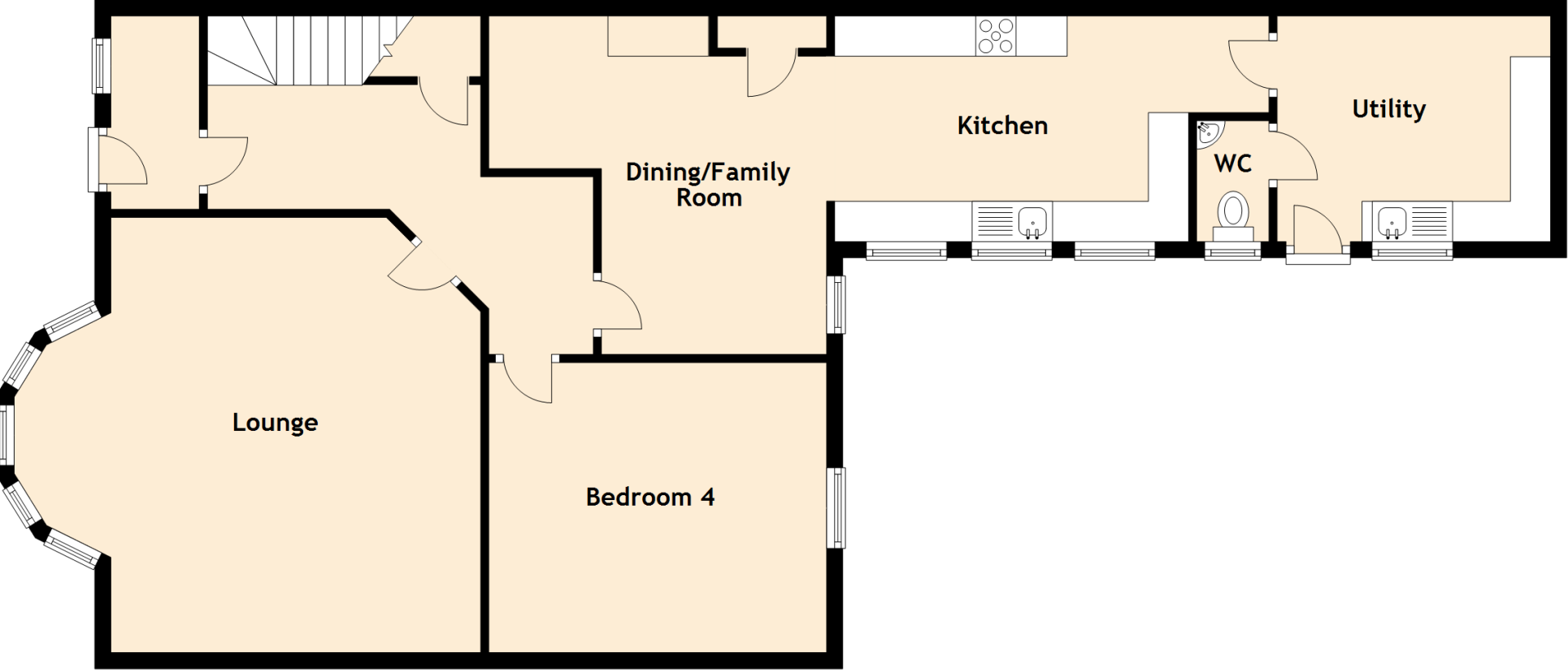
you are not on the golf course, you can work from home easily. As we navigate our way through the events of recent months, many of us have to make adjustments. The concept of working from home is not a new one, however, this home will help you adapt.

Externally a gated drive will take several vehicles off-road. The secluded back garden is laid mostly to lawn with a large patio and pergola, whilst the front has been landscaped with mature shrub beds. The back garden is very nurturing in these difficult times, each season heralds exciting new colours and textures set against a backdrop of golden farmland and gently rolling hills beyond. To the front is the golf course.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.60m (18'4") x 5.40m (17'9")
Dining/Family Room	3.80m (12'6") x 2.80m (9'2")
Kitchen	5.40m (17'9") x 2.80m (9'2")
Utility	3.40m (11'2") x 2.60m (8'6")
WC	1.50m (4'11") x 0.90m (2'11")
Bedroom 4	4.20m (13'9") x 3.60m (11'10")

First Floor	
Bedroom 1	5.20m (17'1") x 4.60m (15'1")
Bedroom 2	4.30m (14'1") x 3.70m (12'2")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.80m (9'2") x 2.20m (7'3")
Store	2.80m (9'2") x 1.20m (3'11")

Gross internal floor area (m²): 162m² | EPC Rating: D

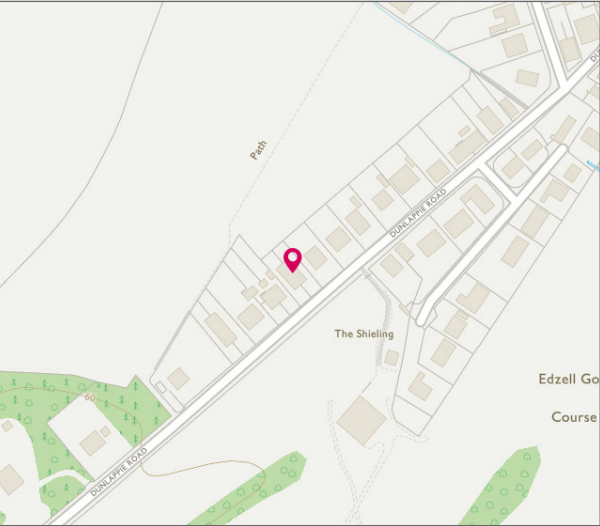


Image credit: <https://www.outline-survey.co.uk/compas/>



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Professional photography
GRANT LAWRENCE
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ALLY CLARK
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