



*Rare mid-century modern villa in sought-after Auchterhouse, set within mature wooded grounds with an artist studio and outstanding potential*



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McEwan Fraser Legal is delighted to present this four-bedroom home in Kirkton of Auchterhouse. Never before on the open market, it was built for renowned local artist and illustrator Norman Lee and his wife Eileen, it has been a cherished family home for their four children, including celebrity chef Jeremy Lee and many grandchildren. Filled with years of laughter and joy, it's now ready for a new chapter. This distinctive mid-century modern villa, set in a beautiful woodland setting, offers a rare chance to restore and reimagine an architecturally striking property in sought-after Auchterhouse. Spanning approximately 160 square metres, it retains much of its original charm and design influence, providing buyers with an exciting opportunity to modernise and create a truly special home in a glorious semi-rural location. Situated in the highly regarded village of Kirkton of Auchterhouse, Angus, Latchet is a detached mid-century modern villa dating from 1964, on a substantial wooded plot with exceptional character and long-term potential.

## THE LOUNGE



The ground floor comprises an entrance vestibule, welcoming hallway, spacious lounge, dining room, kitchen, utility room, bathroom and two bedrooms.

# THE DINING ROOM



# THE KITCHEN



it retains much of its original charm and design influence, providing buyers with an exciting opportunity



# THE UTILITY ROOM & BATHROOM

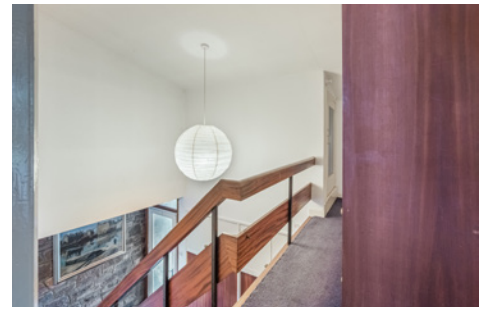


# BEDROOM 3



# BEDROOM 4





The upper floor offers two further bedrooms, creating flexible family accommodation with excellent scope for redesign and enhancement. Large windows and the overall layout reflect the clean lines and light-focused design associated with mid-century architecture.

# THE HALL & LANDING



# THE MASTER BEDROOM



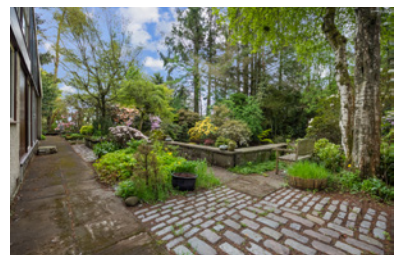
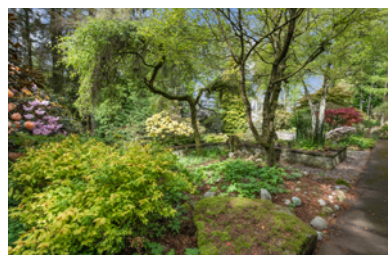
# BEDROOM 2



The property is approached via a tarred driveway and sits within extensive mature grounds, predominantly wooded with established shrubs, stone walls, rockery features and a water feature, adding to the unique setting. A former detached garage has been thoughtfully adapted to create an artist's studio with additional tool storage retained behind the original timber doors, ideal for creative use, home working or hobbies.

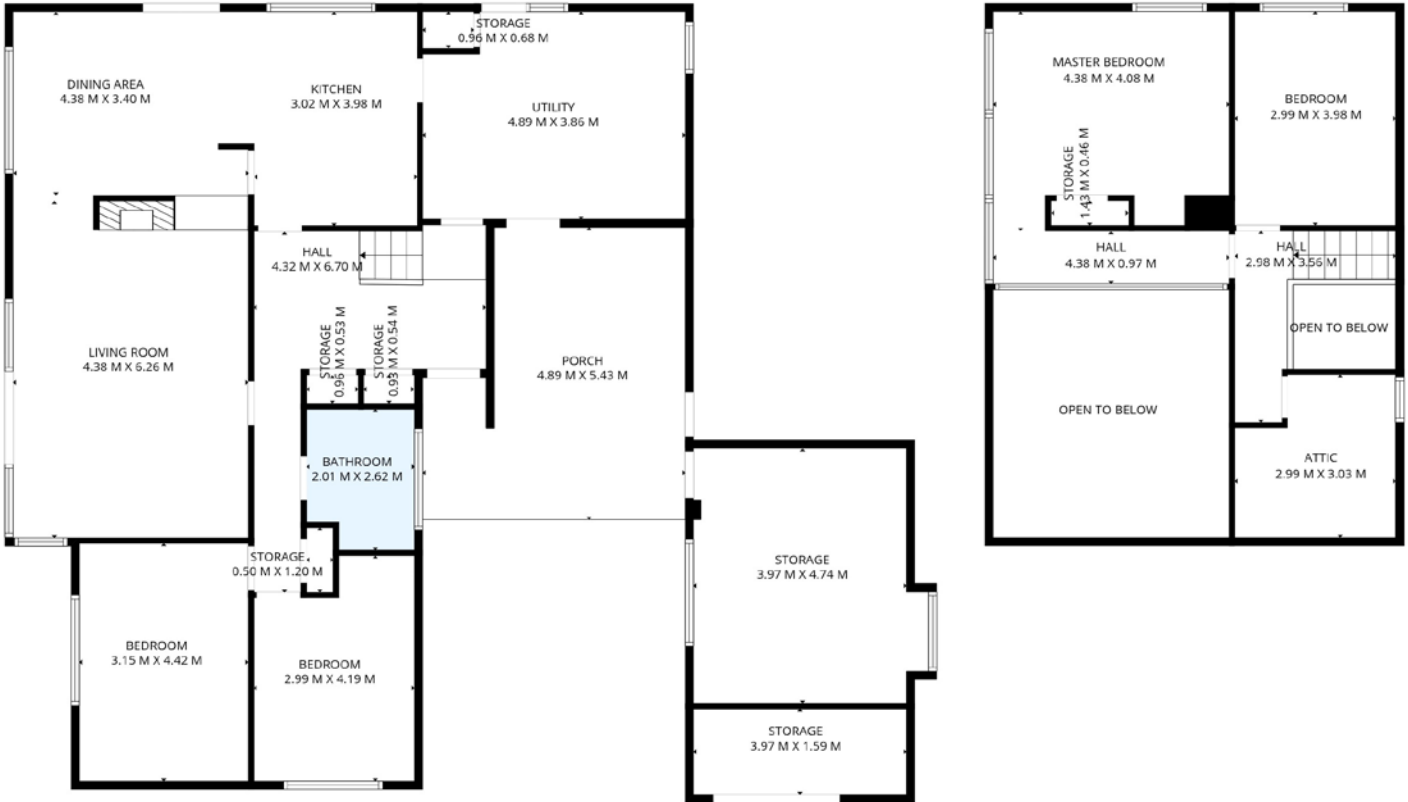
Architecturally distinctive homes with this level of character, plot size and creative potential rarely become available. For buyers with vision, Latchet represents an exciting opportunity to restore a unique mid-century home within one of Angus' most desirable countryside settings.

# EXTERNALS



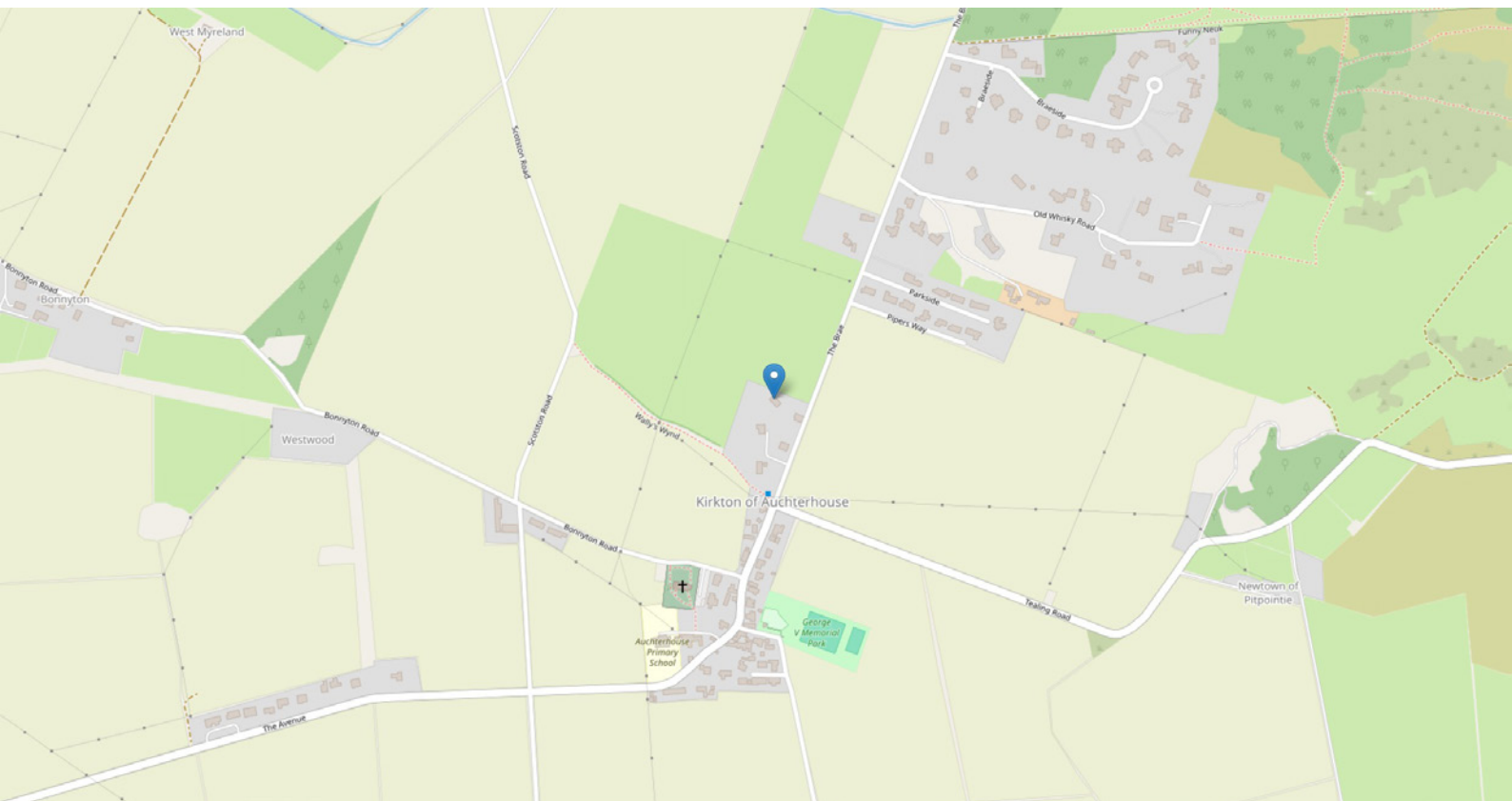


# FLOOR PLAN & DIMENSIONS



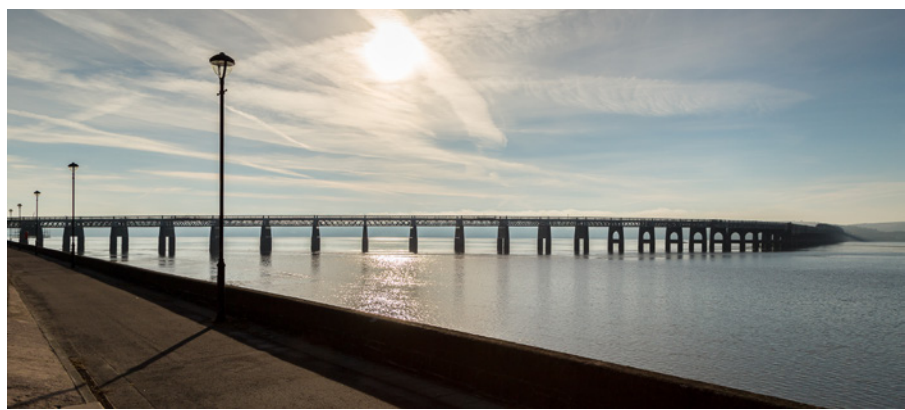
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 160m<sup>2</sup> | EPC Rating: F



# THE LOCATION

Situated within Kirkton of Auchterhouse, Angus, the property enjoys a peaceful village setting surrounded by countryside while remaining within convenient reach of Dundee, approximately eight miles to the south east. Primary schooling is available locally at Auchterhouse Primary School, while Dundee provides extensive shopping, leisure, university and transport facilities. The surrounding area is particularly popular with buyers seeking space, privacy and a more rural lifestyle without sacrificing accessibility.



  
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