






Offers Over £635,000







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INTRODUCTION

An excellent opportunity to purchase this substantial former manse which is situated on an idyllic plot within Kirkton of Glenisla. The property boasts comfortable and adaptable accommodation over two levels, while the River Isla runs along the foot of the generous garden grounds which extend to around two acres. This nineteenth century home boasts many period features and benefits from riparian rights to the centre of the river.

LOCATION

Glen Isla is the most westerly of the Angus Glens. The head of the glen lies close to the border with Aberdeenshire and is an important destination for outdoor enthusiasts with wide open spaces offering opportunities for walking, cycling, fishing, skiing, and a range of other country sports. The area is also a favourite destination for nature lovers. At the Loch of Lintrathen, a wildlife reserve provides a summer home for ospreys, while in the winter months all sorts of wildfowl can be found. Red squirrels, pine martins and wild cats are also found in the area. Amongst the other outdoor delights is the Backwater Reservoir, where the road takes you across the dam itself, and Reekie Linn Falls is an impressive waterfall in natural gorged woodland. There are various golfing options within reach at Alyth, Kirriemuir and Blairgowrie.

Kirkside House is ideally positioned for access to a number of locations including Kirriemuir, Blairgowrie, the A90 dual carriageway and the town of Forfar. It is equidistant between the cities of Perth and Dundee with the varied facilities and attractions each has to offer. While number of Perthshire towns and villages are with easy reach.

Primary schooling is found in Lintrathen with a bus collecting children from Glen Isla. Secondary schooling can be found within Kirriemuir or Blairgowrie while public schooling is offered at the High School of Dundee and in Perthshire at Kilgraston, Strathallan, Glenalmond and Craigclowan.

The Rivers Isla, Ericht and Tay offer salmon, sea and brown trout fishing while Lintrathen, Backwater Reservoir and nearby Loch Shandra offer loch fishing.

PROPERTY

The property has been modernised over the years and is in excellent decorative order throughout. Central heating is provided by an eco-friendly 65kw biomass system which is located in the former garage. A commercial contract is in place with regards the biomass system extending 20 years from installation in 2015. The property also enjoys the benefit of having all windows fully double glazed with many having the added benefit of the original restored fitted shutters.

The ground floor accommodation includes two generous public rooms which both take in views of the garden ground. Each of the public rooms has been fitted with a wood burning stove. The spacious dining kitchen has an Aga and a range of fitted units and leads through to a utility room and then onto a laundry room. The dining kitchen also leads to a gym/playroom which, in turn, leads on to an office/study, with both rooms being ideal for home working. A WC is also located on the ground floor.

Two separate staircases lead to the upper floor. The upper landing gives access to six bedrooms, with the master bedroom having an en-suite bathroom while two of the bedrooms have en-suite shower rooms. A family bathroom is also located on the upper floor.

GROUNDS AND EXTERIOR

The grounds extend to two acres or thereby and lie mainly to the south side of the property. The gardens are primarily laid in lawn with a large patio lying adjacent to the property. There are mature trees and shrubbery throughout the garden with the plot extending to the River Isla. There is generous off-street parking to the rear of the property while the former garage houses the biomass system but still allows for storage space. A large timber shed is located to the side of the property while there is also a wood store.





Accommodation (measurements are approx)

Ground Floor Accommodation		
Sitting Room	4.90m x 4.43m	(16'1" x 14'6")
Family Room	4.92m x 4.01m	(16'2" x 13'2")
Dining Kitchen	6.09m x 4.79m	(20'0" x 15'9")
Utility Room	2.97m x 2.86m	(9'9" x 9'5")
Laundry Room	3.53m x 2.68m	(11'7" x 8'10")
Guest Room	3.63m x 2.71m	(11'11" x 8'11")
Office/Study	3.62m x 1.98m	(11'11" x 6'6")
WC	2.66m x 1.57m	(8'9" x 5'2")
Upper Floor Accommodation		
Master Bedroom	4.83m x 3.00m	(15'10" x 9'10")
Ensuite Bathroom	3.66m x 2.58m	(12'0" x 8'6") at widest points
Bedroom 2	5.05m x 3.86m	(16'7" x 12'8")
Bedroom 3	3.67m x 2.68m	(12'0" x 8'10")
Ensuite Shower Room	1.70m x 1.61m	(5'7" x 5'3")
Bedroom 4	3.33m x 2.69m	(10'11" x 8'10")
Ensuite Shower Room	2.14m x 0.86m	(7'0" x 2'10")
Bedroom 5	4.07m x 2.89m	(13'4" x 9'6")
Bedroom 6	4.07m x 2.03m	(13'4" x 6'8")
Family Bathroom	3.06m x 1.21m	(10'0" x 4'0")



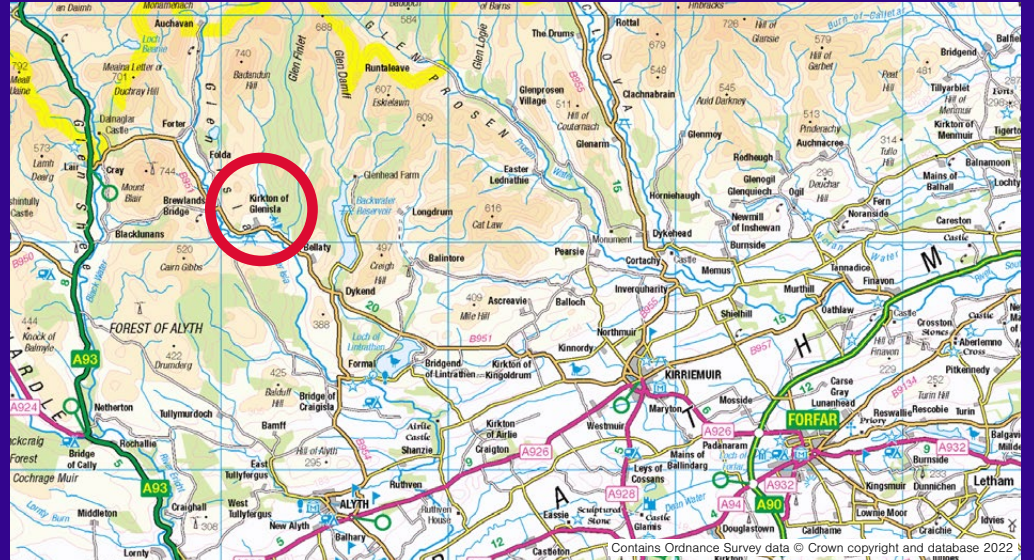












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