



Restenneth

Golf Road | Northmuir | Kirriemuir | Angus

Galbraith

An attractive sandstone house with pretty garden in a desirable and commutable location.



Forfar 7 miles | Blairgowrie 15 miles | Dundee 19 miles | Perth 29 miles
(All distances are approximate)

3 reception rooms. 4 bedrooms

Well proportioned and flexible rooms

Tarmac drive and detached garage

Well tended garden with lawn, borders and vegetable patch

Convenient setting within easy reach of Forfar, Blairgowrie, Perth and Dundee

Offers Over £385,000

SITUATION

Restenneth lies on the edge of the much sought after town of Kirriemuir in the county of Angus. Kirriemuir provides a superb range of day to day amenities including a supermarket, primary and secondary schooling, medical, dental and veterinary practices, as well as cafes, pubs and restaurants. Forfar, about 7 miles south east, and Blairgowrie, 15 miles south west both are within easy reach and provide a greater selection of comprehensive facilities.

Dundee is the closest city lying 19 miles to the south and provides two universities, an airport with daily flights to London and an extensive range of national retailers together with the V & A Museum, Olympia swimming pool and Discovery Point where RRS Discovery is on permanent display. Perth, known as the "Fair City", can be reached in about an hour's journey by car to the south west with national retailers, banks restaurants, concert hall, theatre, cinema, railway station, leisure centre and ice rink.

Angus offers a breadth of recreational opportunities and Restenneth is ideally placed to make the most this vibrant county has to offer. The nearby Angus Glens provide a myriad of walking and cycling trails and a number of Munros all within easy reach. For the golfer, the Kirriemuir Golf Course is within walking distance and courses can also be found in Forfar, Alyth and Blairgowrie.

DESCRIPTION

Restenneth is a most attractive traditional property of sandstone construction under a pitched slate roof and lies in a quiet scenic setting on the outskirts of Kirriemuir. Restenneth has been in its current ownership and used as a family home for nearly 30 years with period features throughout such as wooden panelled doors, cornicing, woodburning stove and open fire in the dining room.

On entering, the entrance vestibule, with stained glass window above allowing ample light, and a spacious entrance hall leads to the flexible reception spaces. The lounge benefits from a large bay window with attractive sash-and-case frames. The adjacent dining room is of a generous size making this the perfect space to host friends and family. The open plan kitchen / dining / sitting room is the heart of the home with woodburning stove making this a very cosy and welcoming room. The ground floor is complete with two bedrooms, one with a cupboard and sink, as well as a family bathroom and utility room with access into the garden.

A staircase leads to the first floor which comprises two generous bedrooms both with integrated wardrobes, a shower room and an attic room which offers exceptional storage space.







ACCOMMODATION

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen / Sitting / Dining Area, Utility Room, Bedroom, Principal Bedroom with Sink, Family Bathroom.

First Floor: Shower Room, 2 Bedrooms, Attic Room.

GARDEN

Restenneth sits within an established garden which wraps around the property resulting in a most attractive backdrop. The front and rear gardens are laid to lawn complemented with well-tended borders which results in superb structure and interest throughout most of the year. In addition, there is a vegetable patch to the west, a patio area perfect for outdoor dining as well as a potting shed and timber garden shed. A tarmac driveway leads to a parking area to the east and there is a detached single garage to the west of the property which can be accessed via the adjacent Cortachy Road. Attached to the garage is a coal/wood store and an additional shed providing excellent storage and space for a variety of uses.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band E	C	Copper	YES

FLOOD RISK

The property does not lie in a flood risk area.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Perth head north east on the A94 towards Scone. Continue for approximately 17 miles through Balbeggie, Burrelton and Coupar Angus before turning left on to the B954 and then immediately right onto the minor public road signposted for Kirriemuir. Continue on this road for approximately 8 miles then turn left onto the A928. Upon entering Kirriemuir turn left onto the A926 towards Alyth and Blairgowrie and continue onto the B935 until you reach the T junction. At which, turn right and Restenneth is the first house on the right.

POST CODE

DD8 4PY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
///archive.alpha.nozzles

SOLICITORS

Shepherd and Wedderburn, 37 Albyn Place, Aberdeen, AB10 1YN T: 01224 621 166

LOCAL AUTHORITY

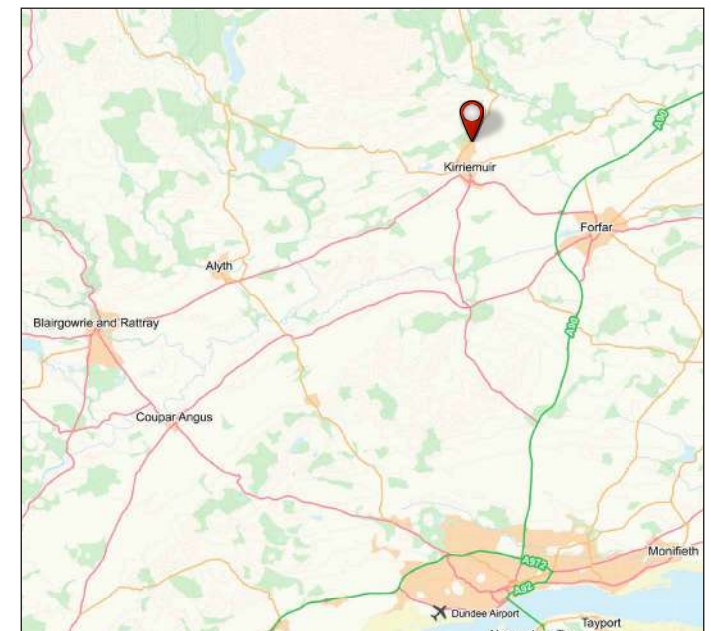
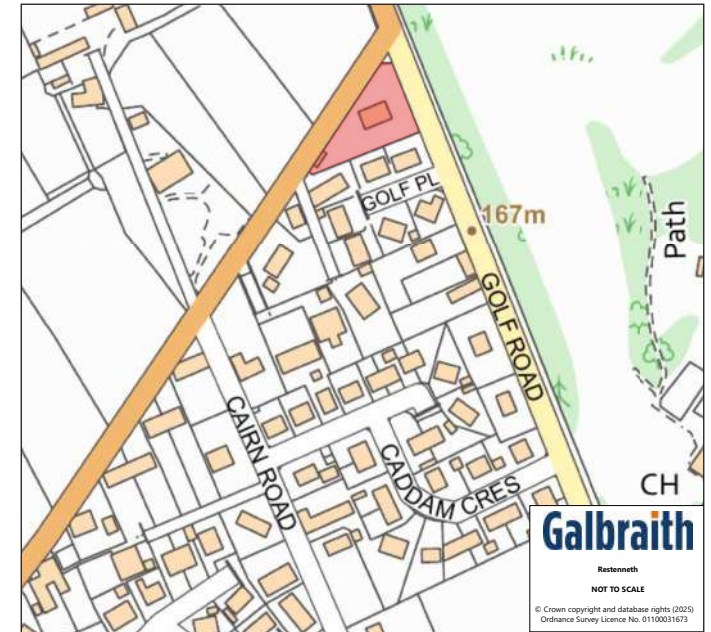
Angus Council, Angus House, Silvie Way, Orchardbank Business Park, Forfar, Angus DD8 1AE.

FIXTURES AND FITTINGS

All existing curtains, blinds and carpets will be included in the sale.

VIEWINGS

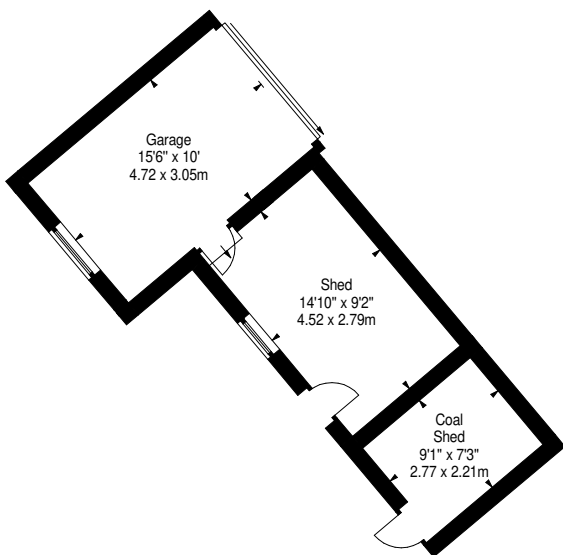
Strictly by appointment with the Selling Agents.



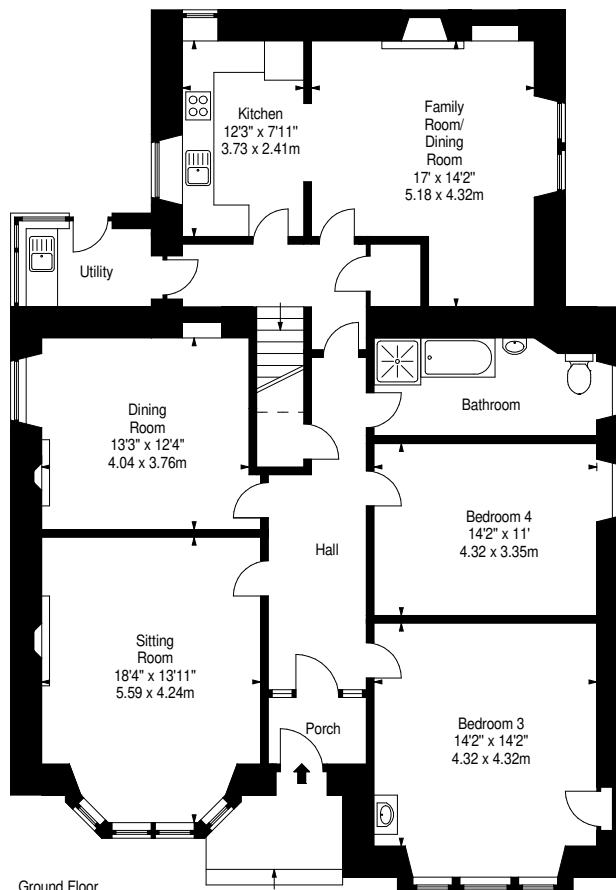
Restenneth,
Golf Road,
Northmuir,
Kirriemuir, DD8 4PY



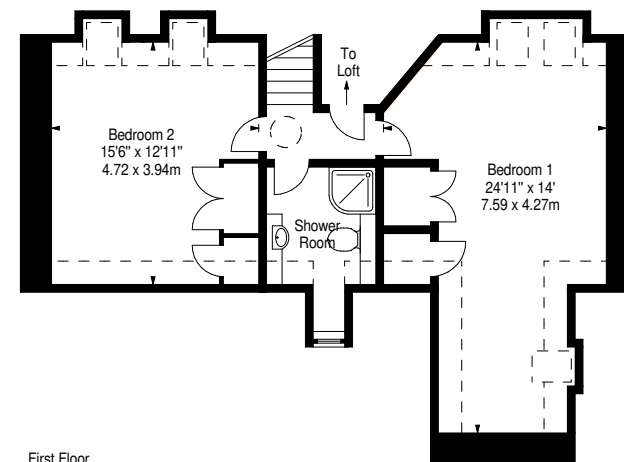
Approx. Gross Internal Area
2247 Sq Ft - 208.75 Sq M
Out Building
Approx. Gross Internal Area
373 Sq Ft - 34.65 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

ANTI-MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2025. 9. The vendor is related to a former Member of Galbraith LLP







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