



# BLA WEARIE

DRUMSTURDY ROAD, KINGENNIE, BY BROUGHTY FERRY

**Galbraith**



## BLA WEARIE, DRUMSTURDY ROAD, KINGENNIE, BY BROUGHTY FERRY

Country house set in a lovely rural location near  
Broughty Ferry

Broughty Ferry 4 miles ■ Dundee 7 miles ■ Edinburgh 68 miles

- 2 reception rooms. 4 bedrooms, 2 bathrooms. Useful attic room.
- Former garage converted to create an outstanding gym/studio.
- Lovely rural location on the edge of Forbes of Kingennie Country Resort.
- Highly accessible location ideal for commuting.

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 OnTheMarket



## SITUATION

Bla Wearie is situated in a lovely rural setting adjacent to Forbes of Kingennie Country Resort whereby the golf course lies to the West and North. Despite its rural location the house is only 4 miles north of Broughty Ferry with the centre of Dundee and Monifieth also readily accessible. Between them Dundee, Broughty Ferry, Monifieth and Carnoustie offer an excellent range of shops, services and amenities with Aberdeen and Edinburgh within comfortable driving distance of the property.

Home to an array of wildlife, the surrounding area offers easy access to some particularly outstanding countryside with hill, wood, river, farmland and coastline all close by. The result is an excellent choice for the outdoor enthusiast with riding, walking, cycling and sailing all readily available. Golfers in particular are very well provided for; in addition to the course at Kingennie there are an excellent selection of highly regarded courses within easy striking distance including the Championship Course at Carnoustie and the Old Course at St. Andrews which both regularly host the British Open. State schooling is available locally with independent schooling being provided at the highly rated High School of Dundee. There are railway stations in Arbroath, Carnoustie, Monifieth, Broughty Ferry and Dundee, with Aberdeen airport to the north and Edinburgh airport to the south. The busy regional airport at Dundee offers a good range of short haul flights.

## DESCRIPTION

Bla Wearie offers a lovely country house largely constructed of white painted rendered walls under a pitched slate roof with a sun room protruding to the south. Internally the house offers beautifully proportioned accommodation over two levels extending to about 208 sqm (plus useful attic room) and it is ideal for entertaining and modern family living. A hallway lies at the heart of the house which leads into the sun room, which has hard wood flooring and glazed double doors opening out to a garden terrace. Further doors lead off the hall to a lounge and sitting room/bedroom, which both have stoves. Also on the ground floor are a dining kitchen, which has a good range of fitted floor and wall cupboards and a sitting area as well as a utility room and a modern family bathroom.

The main bedroom accommodation is situated on the first floor and offers three good sized bedrooms and a recently upgraded shower room. A staircase leads up to an attic room, which benefits from Velux windows and offers a flexible and useful space.

## ACCOMMODATION

**Ground Floor:** Entrance Porch; Breakfast Kitchen; Utility Room; Boot Room; Bathroom; Hallway; Living Room; Family Room/Bedroom 4; Sun Room.

**First Floor:** Landing; 3 Bedrooms; Shower Room.

**Attic Level:** Attic Room.

## GARDEN

Bla Wearie is approached from the shared access track by a private drive allowing for off-street parking, whilst the majority of the grounds are laid out to the south and bounded by a stone dyke, hedging and wire and post fencing. The garden is largely laid to lawn and interspersed by mature trees and shrubs.

The former double garage has been converted to create a modern gymnasium/studio and also a separate store and it is constructed of block and has been insulated and lined internally. The building benefits from electric power and light and has an air conditioning system which can produce hot and cold air, powered by an air source heat pump.





## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Bla Wearie	Mains	Mains	Private Septic Tank	Freehold	LPG Gas	Band G	F

## DIRECTIONS

From Dundee continue east on the A92 (signposted for Carnoustie and Arbroath) and then take the turning on the left and follow the signs for Forbes of Kingennie Country Resort. Turn right onto the rough track (just before the entrance to Forbes of Kingennie) and continue for about a quarter of a mile through countryside and then turn left and continue up the hill where Bla Wearie is on the right hand side.

## POST CODE

DD5 3RE

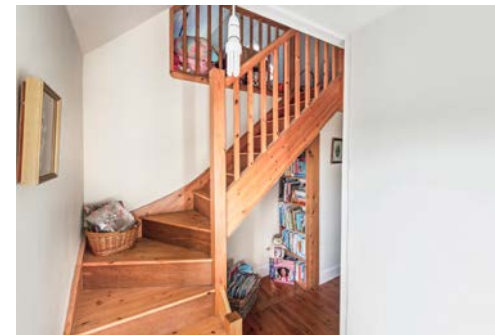
## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///funky.leads.nimed

## ACCESS ROAD

Bla Wearie has a right of access over the access track which is owned by a neighbour.



## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The gym equipment is available for purchase by separate negotiation.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## 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.













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**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 February 2024.



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