



East Craigieloch

Lintrathen | Kirriemuir

Galbraith

A charming traditional cottage enjoying far-reaching views, complemented by well-maintained paddocks and practical outbuildings



Alyth 6 miles | Kirriemuir 8 miles | Dundee 22 miles | Perth 27 miles
(All distances are approximate)

About 6 acres (2.4 hectares)

3 reception rooms, 3 bedrooms

Traditional cottage with wonderful countryside views

Well-proportioned and bright accommodation

Approximately 5 acres (2 hectares) permanent pasture

Convenient location commutable to both Dundee and Perth

Offers Over £430,000

SITUATION

East Craigielloch is located in an elevated position within walking distance to Lintrathen, a quiet village in Angus which lies on the southern shore of the Loch of Lintrathen. Lintrathen is equipped with everyday facilities including a primary school, hotel, Wee Bear Café and only 1.4 miles east of Peel Farm, a popular farm and coffee shop.

Alyth, just a 12 minutes drive south west, is a popular small town with an excellent range of amenities including a co-op supermarket, a primary school, a chemist and a range of cafes and local shops. Kirriemuir, only 8 miles east, provides a wider 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.

Dundee is the closest city lying 22 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 East Craigielloch is ideally placed to make the most this vibrant county has to offer. Lintrathen Loch, a man-made loch at the foothills of the Braes of Angus, is within walking distance and the nearby Angus Glens provide a myriad of walking and cycling trails and a number of Munros all within easy reach. For the golfer, courses can be found in Kirriemuir, Forfar, Alyth and Blairgowrie.

DESCRIPTION

East Craigielloch is a charming traditional cottage which sits within its own grounds extending in total to approximately 6 acres. The house is of stone construction under a slate roof and commands superb views over the surrounding countryside and Sidlaw hills beyond. On entering, the spacious kitchen and family room is cosy and welcoming with lovely character. The dining room (currently utilised as a study), has ample flexibility and leads into the sitting room and conservatory which provide further reception spaces and ample room for family life. The ground floor is complete with a principal bedroom with ensuite, family bathroom, utility room and a workshop with electric roller door. A staircase leads to the first floor which comprises an additional two double bedrooms with natural light both enjoying plenty space and outstanding views.

The accommodation comprises;

Ground Floor: Kitchen/Family Room, Dining Room, Sitting Room, Conservatory, Principal Bedroom with En Suite, Bathroom, Utility Room, Workshop.

First Floor: Two Double Bedrooms.



GARDEN AND GROUNDS

East Craigielloch sits within extensive grounds extending to about 6 acres and can be accessed via a private gravel drive with ample parking. Surrounding the house is a lovely garden with a patio at the front of the house and lawns to the rear with mature hedging and borders which provide lovely structure and shelter.

To the rear of the house are the paddocks which extend to approximately 5 acres and have been very well maintained with regular mowing and good quality fencing. There are two paddocks which provide ample space for equestrian use or smallholding use but could also be used as extended gardens or for planting for biodiversity.

To the east of the house sits a timber-built stable block with a concrete floor, incorporating a hay store and two loose boxes. The stables benefit from mains water, power, and a concrete apron. Adjacent to the stables is a double garage offering excellent storage capacity.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	E	Copper Broadband Star Link Available	YES

FLOOD RISK

From investigation of the SEPA flood maps, East Craigielloch is not situated in an area at risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.



DIRECTIONS

From Alyth, head northeast on the B954 and continue for approximately 4 miles before turning right onto a private track signposted for 'Wester Campsie'. Continue straight for approximately 0.5 miles and the property will be on the left.

POST CODE

DD8 5JJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///albums.annual.paradise

SOLICITORS

Lindsay's Solicitors, Seabraes House, 18 Greenmarket, Dundee DD1 4QB T: 01382 224 112

VIEWING

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

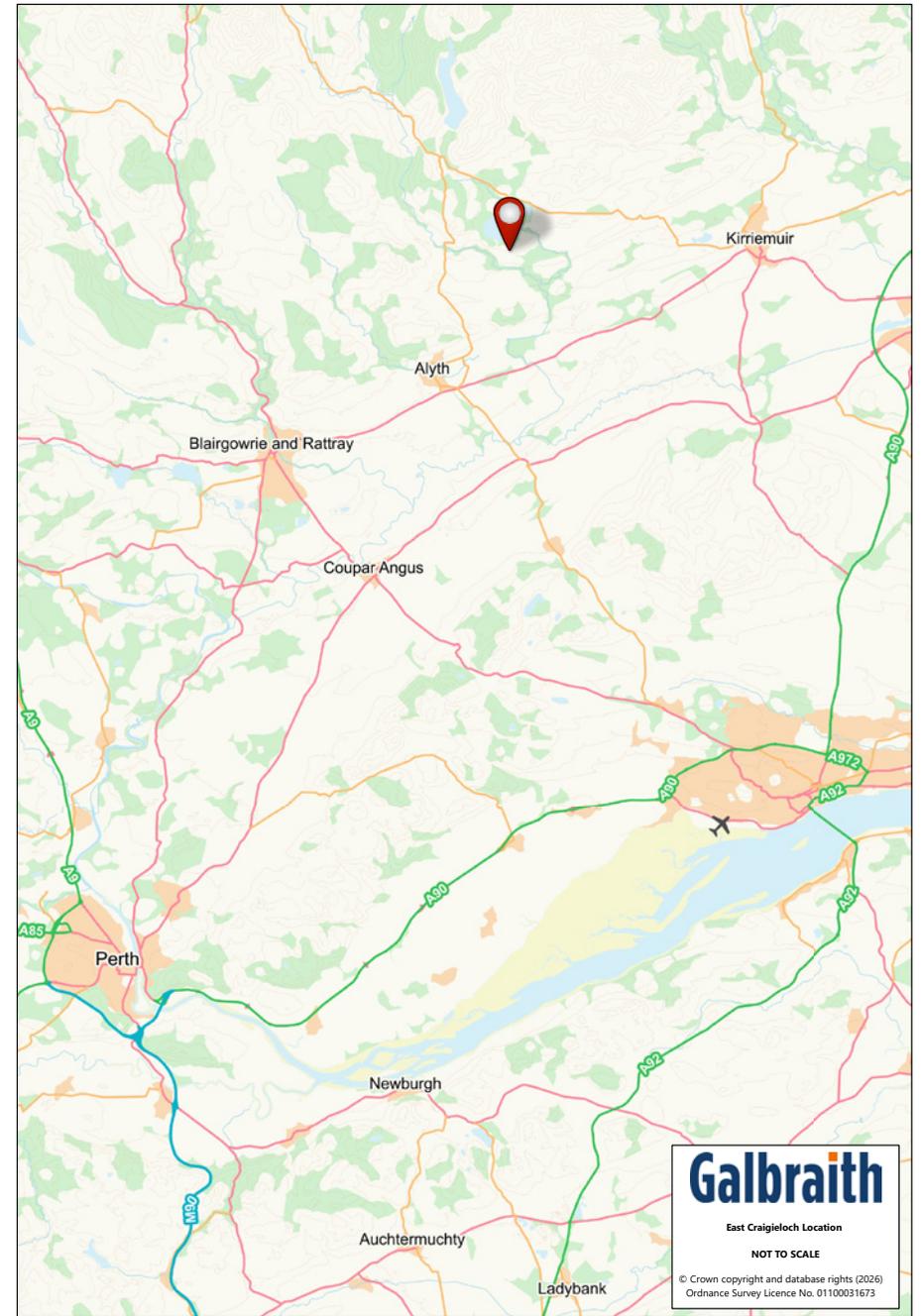
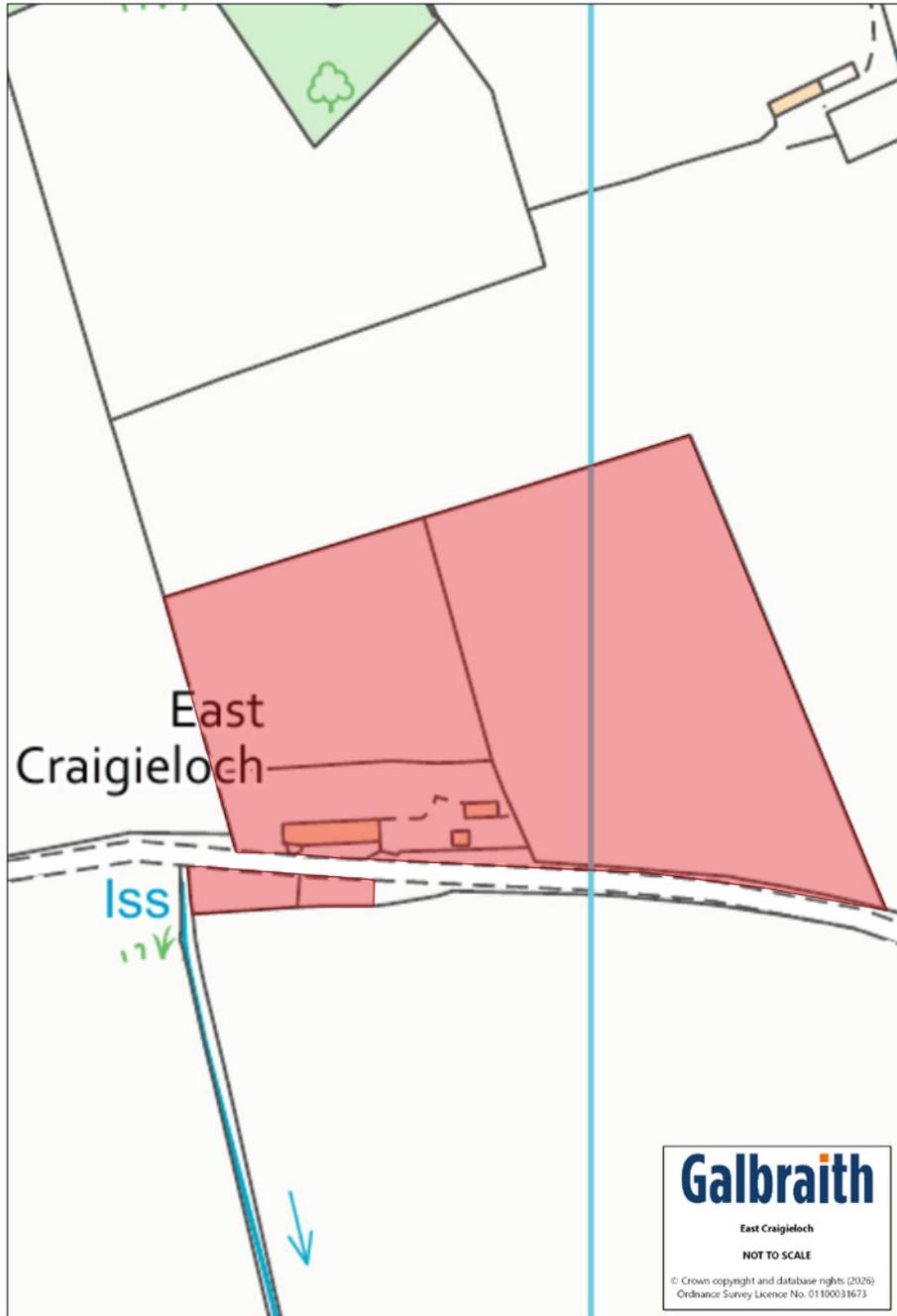
Failure to provide required identification may result in an offer not being considered.

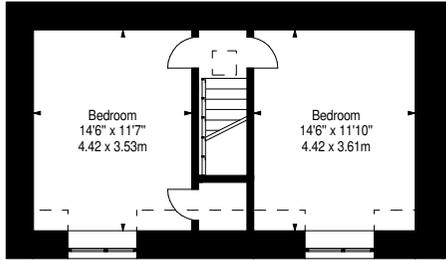
HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.







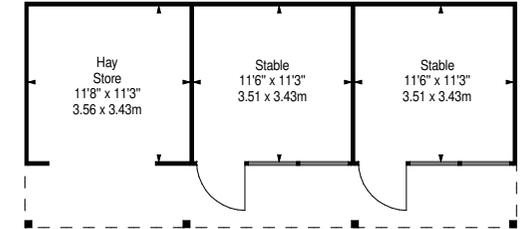


Ground Floor

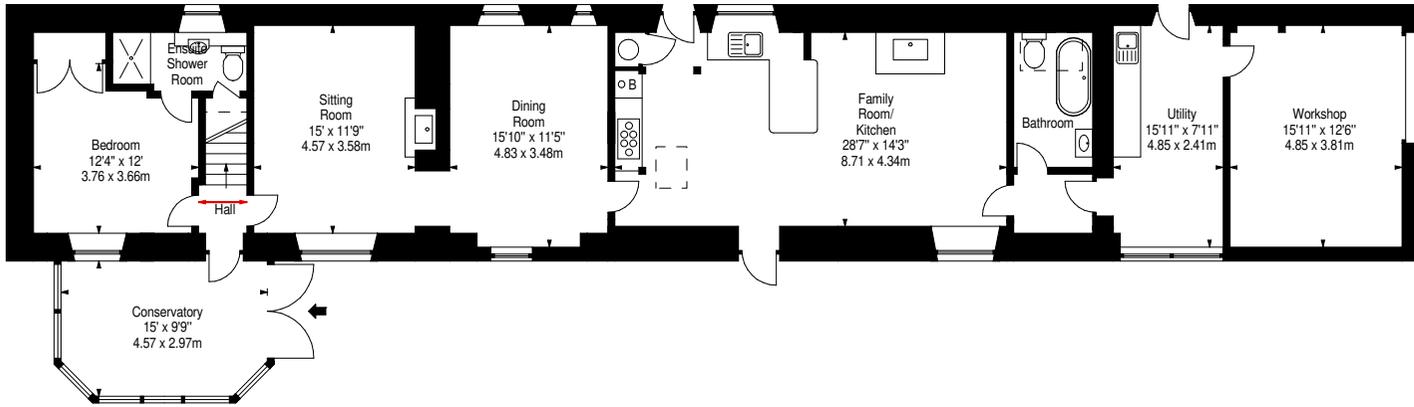
**East Craigieloch,
Lintrathen,
Kirriemuir,
Angus, DD8 5JJ**



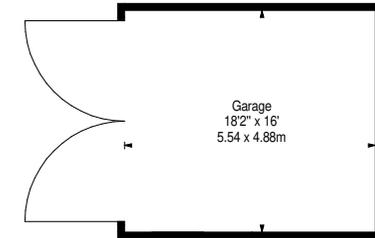
Approx. Gross Internal Area
2069 Sq Ft - 192.21 Sq M
(Including Workshop)
Garage, Stables & Hay Store
Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



Ground Floor

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 2026.





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