



Galbraith

**MILLBURN**

KINGOLDRUM, KIRRIEMUIR, ANGUS







## MILLBURN, KINGOLDRUM, KIRRIEMUIR, ANGUS

Beautiful former mill with a pretty house, superb outbuildings and a stunning garden.

Kirriemuir 4 miles ■ Dundee 20 miles ■ Perth 28 miles  
Aberdeen 60 miles

Offers over £425,000

- 2 reception rooms. 3 bedrooms
- Pretty traditional mill house with lovely reception spaces
- Former mill buildings which offer superb opportunities
- Well maintained colourful garden with lovely mill ponds
- Amenity paddock suitable for various uses
- Highly commutable location for Dundee, Perth and Aberdeen.

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com







### SITUATION

Millburn is situated in the pretty hamlet of Kingoldrum, 4 miles east of Kirriemuir. Kirriemuir, a burgh in Angus, is equipped with an extensive range of day-to-day facilities such as a supermarket, primary and secondary education, medical, dental and veterinary practices, as well as cafes, pubs and restaurants. Dundee is the closest city and is only 35 minutes drive to the city centre which is well equipped with amenities with a wide range of local and national retailers, restaurants and cafes, private and independent schooling, two universities, the V&A Museum and an airport with daily flights to London. The city of Aberdeen can be reached in approximately 60 minutes by car with its broad and vibrant city amenities.

Angus offers a breadth of recreational opportunities and Millburn 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, there are courses at Kirriemuir, Alyth, Blairgowrie and Forfar.

### DESCRIPTION

Millburn mill house is a spacious south facing traditional house of stone construction under a pitched slate roof. The ground floor vestibule leads to a generous sitting room, kitchen, larder and sunroom benefiting from lovely views overlooking the immaculate gardens. There is also a utility room, family bathroom and a generous store room which could provide further accommodation. The first floor hosts two well-proportioned double bedrooms with ample storage space as well as a further single bedroom with integrated wardrobe. These bedrooms are facilitated by a family bathroom and generous storage cupboard.



The accommodation comprises:

Ground Floor: Vestibule, Sitting Room, Kitchen with Larder, Sunroom, Utility Room, Family Bathroom.

First Floor: Two Double Bedrooms, Single Bedroom, Family Bathroom, Storage Cupboard.

Adjacent to the house is the former mill buildings which have been very well maintained and provide a superb opportunity for renovation or development subject to the appropriate permissions. They currently consist of a range of workshops and stores as well as a study and a garden room. The mill buildings can be accessed off the main road or via the gravel driveway.

### GARDEN (AND GROUNDS)

Millburn sits within its own beautiful garden grounds which have been well maintained and provide a myriad of colour throughout the summer months. Formal lawns to the front of the house and mill buildings run down to the Cromie Burn which has the traditional mill ponds still in place. On the other side of the burn there are a series of paths leading through lovely borders filled with a range of shrubs, including a wide variety of rhododendrons. Millburn benefits from a private driveway with ample parking for multiple cars.

To the east of the buildings there is a paddock which could provided extended gardens, a space to keep livestock or be used for future development, subject to the necessary permissions.



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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Mains	Mains	Septic	Freehold	Oil	Band D	E	Yes	Yes

**DIRECTIONS**

From Dundee, head northbound on the A90 towards Aberdeen. In approximately 4 miles turn left onto the A928 and continue for 9 miles. Take the left at the cross junction and the first right. At the junction turn left onto the B951. After approximately 1.7 miles the property drive will be on the left hand side.

**POST CODE**

DD8 H5W

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///soulful.unframed.assurance

**SOLICITORS**

Thorntons Law, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ

**LOCAL AUTHORITY**

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

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**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.













## 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 April 2024.





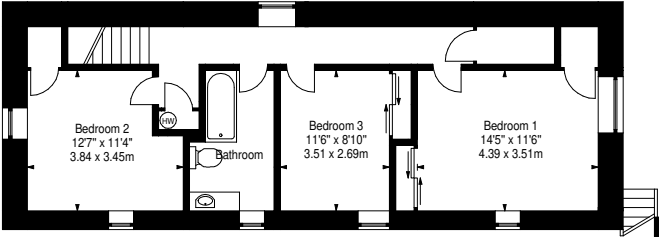




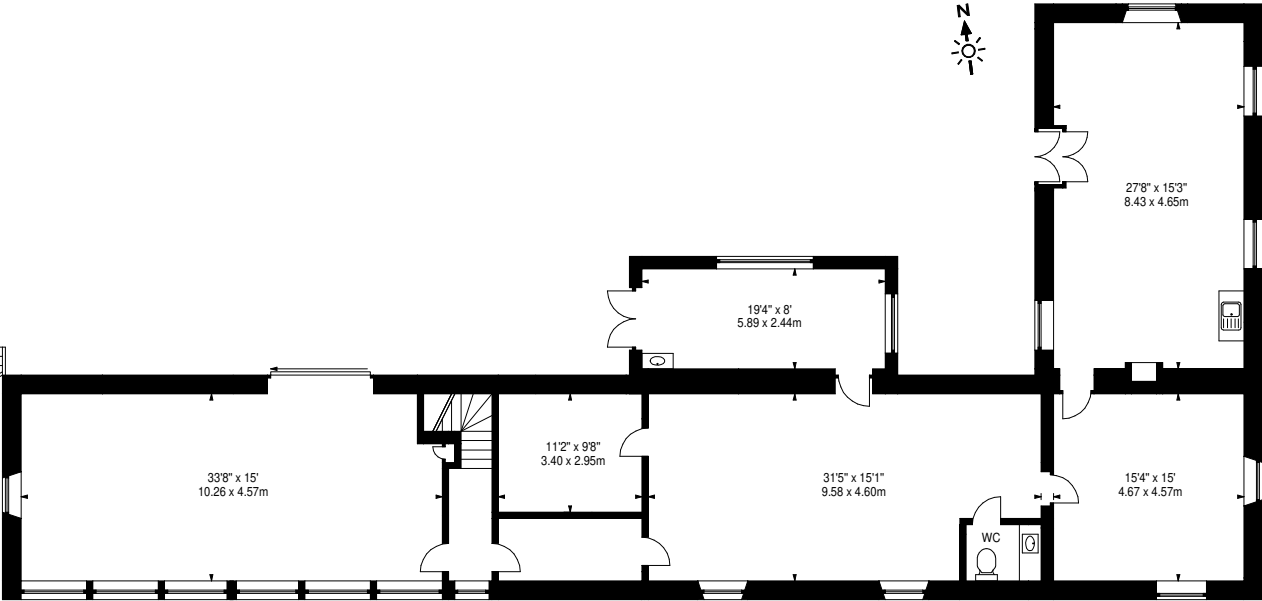
Millburn,  
Kingoldrum,  
Kirriemuir,  
Angus DD8 5HW



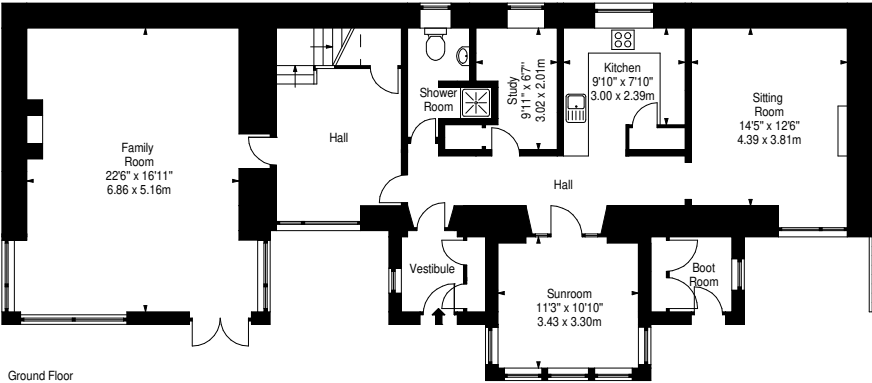
Approx. Gross Internal Area  
2074 Sq Ft - 192.67 Sq M  
(Including Boot Room)  
Out Building  
Approx. Gross Internal Area  
3334 Sq Ft - 309.73 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



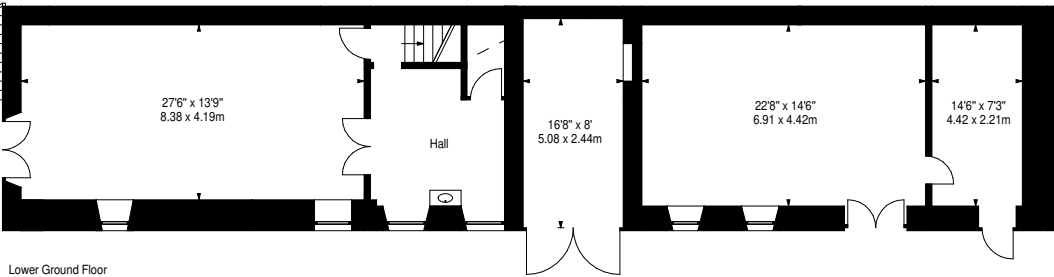
First Floor



Upper Ground Floor

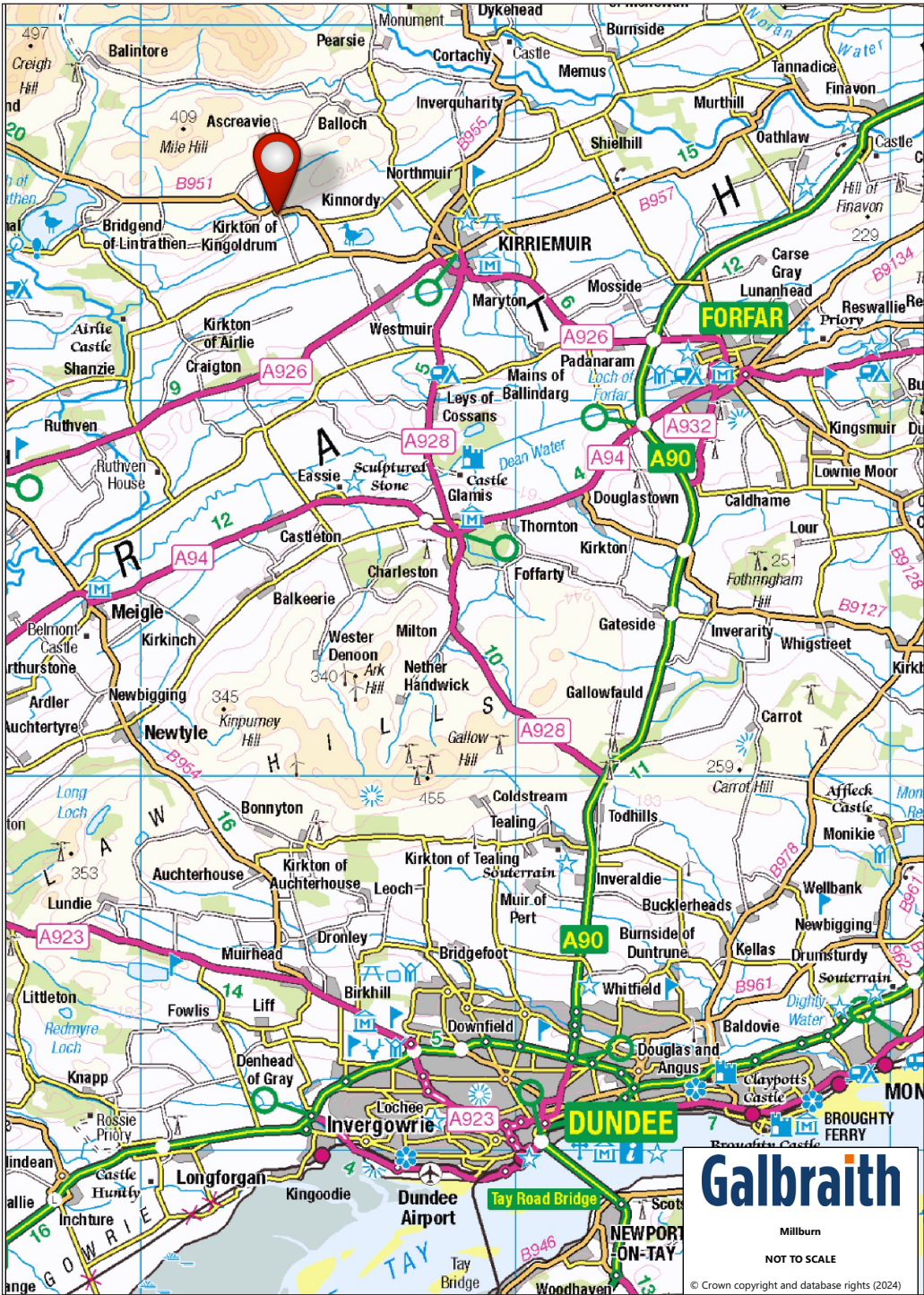


Ground Floor



Lower Ground Floor









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