

WILLANYARDS

Colliston, Arbroath, Angus, DD11 3RR



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The right way to move

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Willanyards

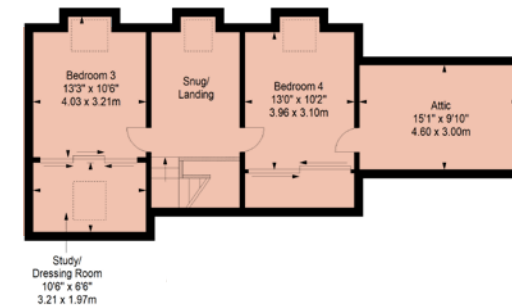
PROPERTY NAME
Willanyards

LOCATION
Angus, DD11 3RR

APPROXIMATE TOTAL AREA:
433 sq. metres (4660.9 sq. feet)

Ground Floor- First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.





AN IDYLIC

COUNTRY SETTING

This exclusive four-bedroom detached residence enjoys a wonderfully picturesque setting, just a 10-minute drive from the coastal town of Arbroath and a 30-minute commute to the city of Dundee. Nestled within manicured gardens and idyllic rural surroundings, Willanyards is an exceptional family home with interconnected living spaces, multiple bathrooms, and outstanding storage. An indoor pool adds a touch of luxury lifestyle appeal, whilst a sweeping gated driveway and an integral triple garage provide a wealth of convenient parking.



GENERAL FEATURES

- Exclusive detached family home
- Exceptionally spacious and functional interiors
- Panoramic countryside views
- Peaceful hamlet setting with a local primary school
- 10-minute drive from coastal Arbroath & 30 minutes from Dundee
- EPC Rating - C

ACCOMMODATION FEATURES

- Bright entrance vestibule and reception hall with excellent cloak storage
- Sunny split-level living room with a living-flame fire and garden access
- Formal dining room with access to the living room, kitchen, and south-facing conservatory
- Well-equipped country-style kitchen with a bright breakfasting area
- Large fitted utility room with laundry appliances, a store, and garage/garden access
- Principal suite with a bright en-suite bathroom and dressing room (walk-in with fitted storage)
- Three further double bedrooms (one with a dressing room and fitted wardrobe, one with a fitted wardrobe)
- Family bathroom with bath and overhead shower
- Heated Indoor pool with shower, WC and changing room
- Floored attic providing additional storage
- Gas central heating with a combi boiler, full double glazing, & a septic tank

EXTERNAL FEATURES

- Immaculate wraparound gardens enclosed by hedgerows
- Expansive lawns, landscaped shrubbery, and suntrap terraces
- Two attached greenhouses and additional external stores
- Kennel with an adjoining dog run
- Sweeping gated driveway
- Integral triple garage



BRIGHT

*ENTRANCE VESTIBULE AND RECEPTION HALL
WITH EXCELLENT CLOAK STORAGE*



CONVIVIAL INTERCONNECTED

LIVING SPACES



Bathed in all-day sun and featuring French doors to the garden, the living room enjoys a unique split-level layout, complemented by a living-flame fire for added cosiness in the winter months. This comfortable space flows openly into the bright formal dining room, which provides access to the kitchen and a south-facing multi-purpose conservatory. Together, these elegant and interconnected rooms create an ideal setting for family life and entertaining throughout the seasons.





*SOUTH-FACING MULTI-PURPOSE
CONSERVATORY.*





CHARMING

COUNTRY KITCHEN WITH BREAKFAST AREA AND UTILITY ROOM

The dual-aspect kitchen provides a welcoming, informal dining space, perfect for relaxed breakfasts or family meals. Its striking striped décor, continued from the dining room, combines beautifully with natural wood and grey-painted finishes to create a warm, homely ambience. A wide range of Shaker-inspired cabinetry provides excellent storage, along with generous illuminated workspace and a handy serving

hatch to the living room, while a classic gas-fired AGA range cooker forms a charming focal point. Additional appliances include an integrated oven, a fridge-freezer, and an undercounter dishwasher. For added practicality, a bright and spacious utility room provides superb additional storage, along with a freestanding washing machine and tumble dryer. It also offers handy access to the garage and outdoors.







PRINCIPAL SUITE WITH BRIGHT EN- SUITE BATHROOM & DRESSING ROOM

The principal suite is located on the ground floor, steps from the pool for invigorating morning swims. In addition to a spacious carpeted bedroom with illuminated shelving, it boasts a dressing room (walk-in with fitted storage) and a bright and airy en-suite bathroom.





FURTHER SPACIOUS BEDROOMS

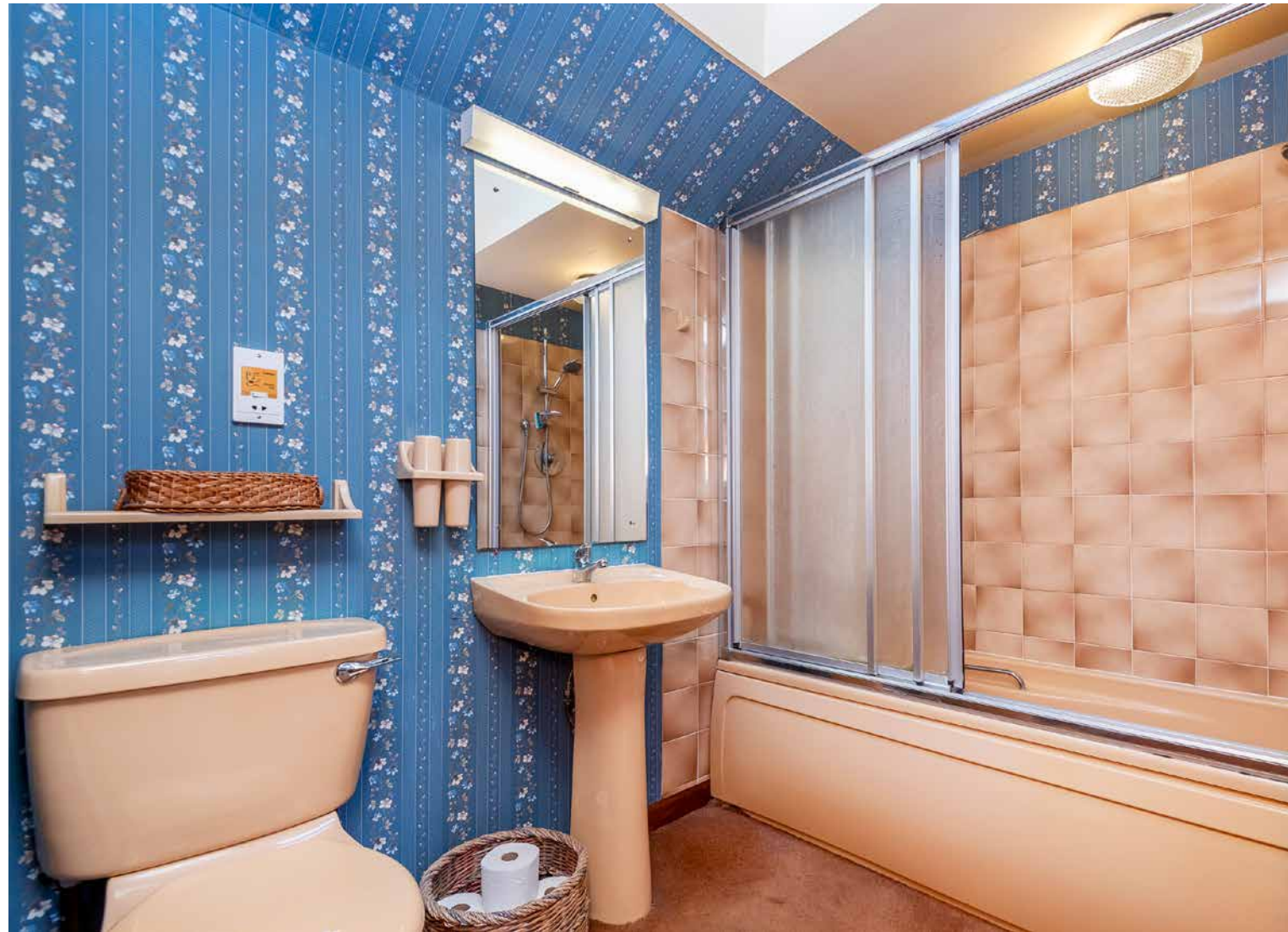
The remaining three double bedrooms are set over two floors. The ground-floor bedroom (with fitted cabinets) is ideal for guests, live-in older relatives, or for its current use as a bright home study. The upstairs bedrooms enjoy the property's finest rural views and share a light-filled landing with a snug area. One features mirrored doors to a sky-lit dressing area and a fitted wardrobe, the other has a fitted wardrobe and access to a floored attic room.

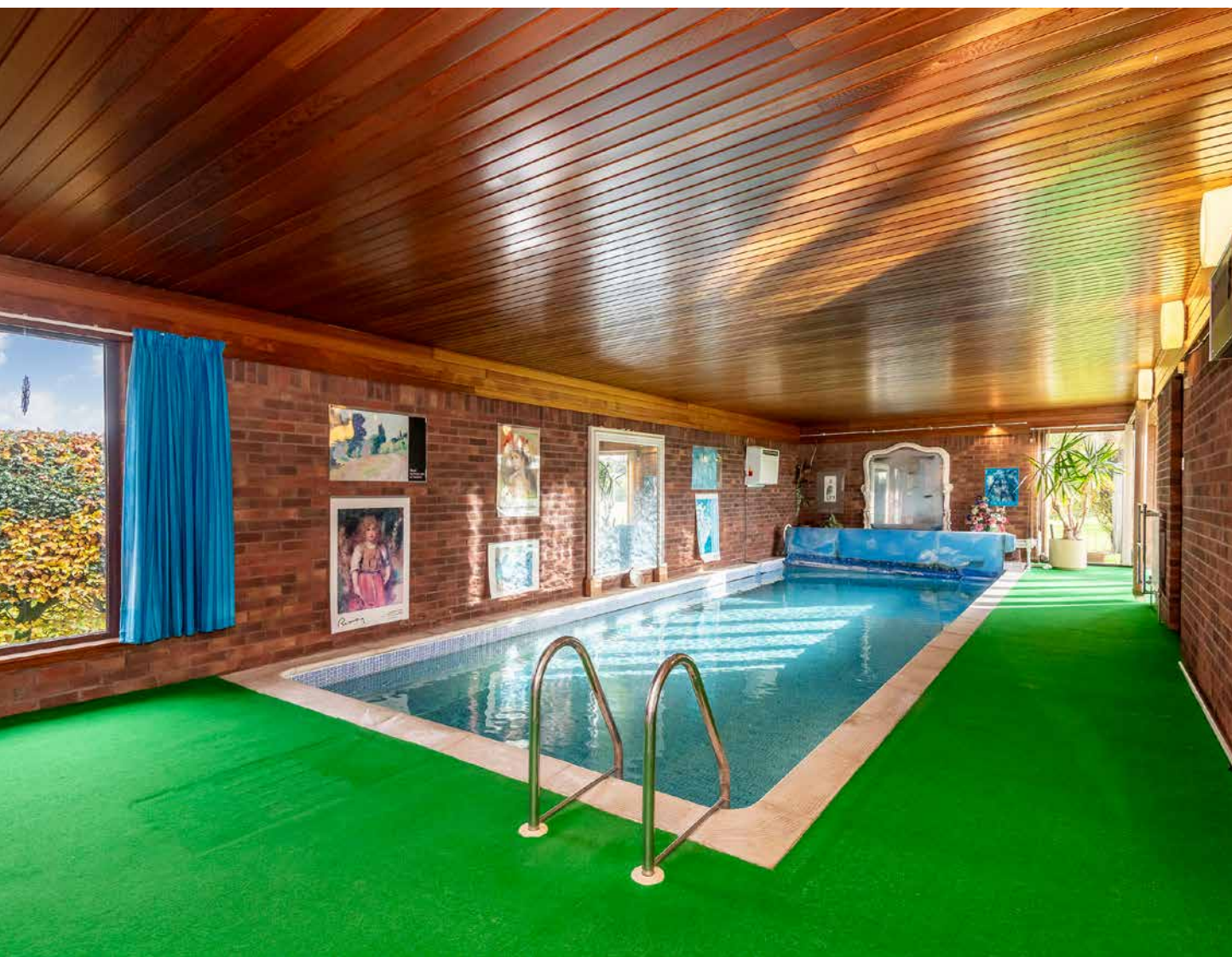


FAMILY

BATHROOM

A split-level family bathroom with a shower-over-bath completes the accommodation.





LUXURY

INDOOR POOL

Perfect for exercise, family fun, or hosting memorable get-togethers, the heated indoor pool is a superb addition to the home. It links effortlessly with the house and garden and includes a handy changing room, shower and WC.

GARDENS & PARKING



WRAPAROUND MANICURED GARDENS AND PLENTIFUL PRIVATE PARKING



The beautifully maintained gardens are a further highlight, featuring rolling lawns, landscaped shrubbery, mature trees, hedge borders, and suntrap terraces. Surrounded by open countryside, they offer peace, privacy, and a safe space for family recreation. The grounds are completed by a sweeping gated driveway leading to an integral triple garage.





Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances, excluding the utility room fridge freezer. Further excluded items: In the hall, the fixed full-length mirror and train lantern, and, in Bedroom 2, the fixed full-length mirror.

ARBROATH, ANGUS

The small hamlet of Colliston, served by a primary school and bus links, lies just 3.5 miles from Arbroath. Set on the scenic Angus coast and appealing to both tourists and residents alike, Arbroath is the largest town in the county, full of seaside charm and steeped in rich history. It's home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and, close by, the Bell Rock Lighthouse – the world's oldest working sea-washed lighthouse. The bustling town centre offers an excellent range of amenities, including independent shops, boutiques, cafés, and coffee houses, alongside a variety of High Street stores, family-friendly restaurants, takeaways, and welcoming pubs and bars. Practical needs are equally well catered for, with several supermarkets, pharmacies, dentists, a medical centre,

and a Post Office. For those who enjoy the outdoors, Arbroath presents beautiful coastal scenery and green spaces to explore. Victoria Park features scenic walking routes leading out to the cliffs, where sweeping views take in the North Sea and the distant Bell Rock Lighthouse. Golf enthusiasts can tee off at Arbroath Golf Links, while the town's leisure facilities include well-equipped gyms, swimming pools, and sports pitches catering to all levels of fitness. Education is a key strength of the area, with a choice of primary and secondary schools, as well as the local campus of Dundee & Angus College. Arbroath also benefits from excellent transport connections, with a railway station, regular bus services, and convenient links to major road routes, ensuring easy travel throughout the county and beyond.



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All sizes are approximate.