

TURWHAPPIE COTTAGE

Kinnettles, Forfar, DD8 1XH



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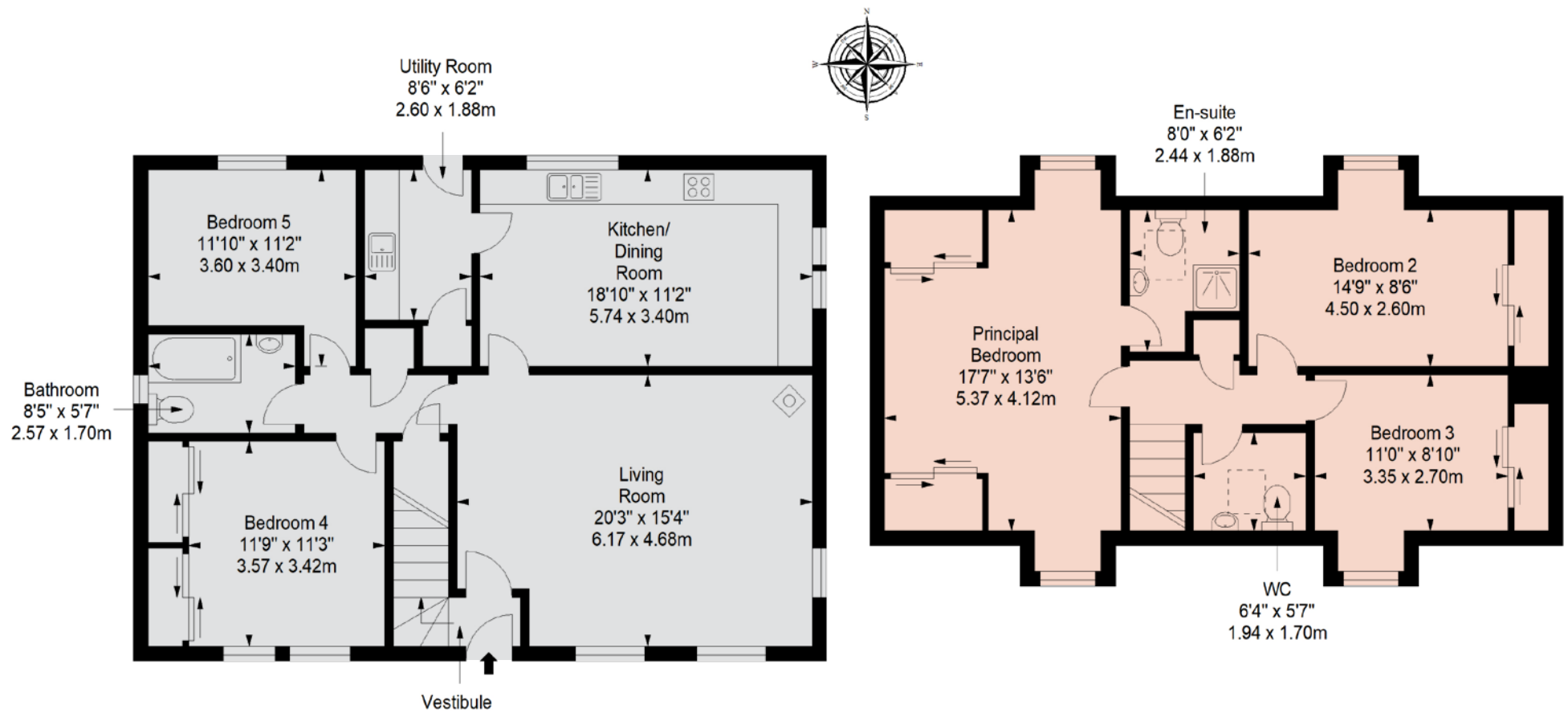
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WELCOME TO TURWHAPPIE COTTAGE, AN OUTSTANDING FIVE-BEDROOM DETACHED HOME WITH A GENEROUS PLOT, PROMISING A WALK-IN CONDITION AND A LOT OF LIVING SPACE, AS WELL AS A TRULY SCENIC LOCATION THAT OFFERS PEACE, TRANQUILLITY, AND STUNNING PANORAMIC VISTAS.







WELCOME TO

A DREAM FAMILY HOME IN THE COUNTRYSIDE



Surrounded by far-reaching countryside, this exclusive detached cottage has a breath-taking rural location just a moments' drive from Forfar. It offers a real sense of country seclusion, yet all the convenience of being close to a major town. The south-facing home further boasts the most impressive views at every turn and a plot of land, measuring roughly 755 square metres. Its interiors are beautifully decorated and finished to high standards, and it ensures a sought-after blank canvas for new buyers. Featuring large, light-filled rooms, the property includes a generous kitchen, five double bedrooms, and a quality bathroom, en-suite, and WC. Excellent storage is also provided, as well as a multi-car driveway and a lovely suntrap garden. In short, this is a family home designed to impress.

GENERAL FEATURES

- Exclusive detached cottage with a 755 square-metre plot
- Breath-taking rural location just moments from Forfar
- Impressive far-reaching country views at every turn
- Modern neutral interiors finished to high standards
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming vestibule and middle hall with storage
- Expansive, dual-aspect living room with a log burner
- Large, generously appointed kitchen/dining room
- Separate utility room with further storage
- Landing with an airing cupboard and attic access
- Five double bedrooms (four with built-in wardrobes)
- Ground-floor family bathroom with overhead shower
- First-floor en-suite shower room and a separate WC
- Oil-fired central heating and double-glazed windows

EXTERNAL FEATURES

- Suntrap garden with uninterrupted country views
- Private driveway accommodating multiple vehicles



LIVING ROOM VIEWS TO THE EAST



SIT BACK

AND RELAX AMONGST SPACIOUS SURROUNDINGS

The approach to Turwhappie Cottage is nothing short of stunning, set amongst a backdrop of vibrant fields as far as the eye can see. It is an inspiring introduction which continues inside, whereupon you are greeted by a welcoming entrance vestibule.

A haven for unwinding and socialising, the living room has expansive dimensions for a wide choice of comfy furnishings. Dual-aspect windows to the south and east bathe the room in a cascade of daily sun, whilst also capturing wonderful panoramic views of the enveloping countryside. It is a wonderful space that invites you to sit back and relax, the neutral décor and wood-toned floor further enhancing its elegant appeal.





THE KITCHEN



A GENEROUS SPACE FOR LIVELY DINNER PARTIES

Equally spacious and airy, the kitchen/dining room also has a large footprint lit by dual-aspect windows. It easily accommodates a table and chairs, and is perfect for family meals and entertaining guests.



Furthermore, it is generously appointed with a wide range of base and wall cabinets, alongside sweeping worksurfaces, ensuring optimal storage and workspace. An electric cooker is included, with room for additional freestanding appliances. There is also an adjacent utility room, supplementing the kitchen with further storage.

Extras: all fitted floor coverings, light fittings, and an electric cooker to be included in the sale. Please note that no warranties or guarantees shall be provided in relation to any appliances included in the price.





VERSATILE BEDROOMS



WITH THE MOST IMPRESSIVE COUNTRY VIEWS

The five double bedrooms maintain the home's refined styling, each enjoying neutral decoration and plush fitted carpets. For added practicality, all the bedrooms (except the fifth) come with built-in wardrobes as well, offering generous clothes storage. Providing the homeowners with the best, the first-floor principal bedroom has the largest footprint and dual-aspect windows, making the most of the country views which are even more impressive from this upper level. The remaining bedrooms ensure homeowners always have lots of versatile space at their disposal to meet life's changing needs.



THE PRINCIPAL SUITE

A MODERN EN-SUITE SHOWER ROOM ADDS THE FINAL TOUCH OF LUXURY TO THE MAIN BEDROOM.

BATHROOMS

CONVENIENT BATHROOM FACILITIES ON BOTH FLOORS

The home is served by a ground-floor family bathroom, equipped with a toilet, a pedestal washbasin, an illuminated mirror, and a bath with an overhead shower. In addition, there is the principal bedroom's en-suite, as well as a separate WC both located on the first floor for convenience.

For year-round comfort, the property has oil-fired central heating and double glazing.



SUNTRAP GARDEN

*WITH A MAGICAL
BACKDROP*



Externally, there is a large garden to the side of the home that is laid to lawn, and encircled by a low fence and wall. It offers families plenty of space for summer dining and for children to run around in. Best of all, it captures an abundance of daily sun, as well as the uninterrupted country views that surround the property – a truly special backdrop for the entire family to enjoy. Furthermore, the property's generous plot adds additional potential for new homeowners to explore. Finally, there is also a private driveway hosting multiple vehicles.



SITUATED IN A BREATH-TAKING RURAL LOCATION JUST MOMENTS FROM THE TOWN OF FORFAR

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Turwhappie Cottage

FORFAR

FORFAR IS THE COUNTY TOWN OF ANGUS AND IS A POPULAR LOCATION FOR RESIDENTS AND VISITORS ALIKE

The town is home to a fantastic selection of amenities, including several major supermarkets, high street stores, independent retailers, and a wealth of restaurants, bars, pubs, and takeaways, ensuring every taste is catered for. Forfar also offers excellent everyday services including medical centres, pharmacies, a Post Office, banks, petrol stations, hairdressers, barbers, beauty salons, several veterinary clinics, and several car and tyre garages. For families, animal owners, and exploring the outdoors, Forfar has a number of children's play parks, scenic open spaces, and Forfar Loch Country Park, which offers scenic routes for walking, running, cycling, and horseback riding, as well as picnic areas and children's nature clubs. For those who prefer to stay indoors for fitness and entertainment, the town is home to a number of independent gyms and sports clubs, a leisure centre with a gym, swimming pool, sauna and steam room, exercise classes, sports pitches, and a café, and a soft play centre to keep younger members of the family entertained. The town benefits from a number of primary schools offering early years education, with secondary schooling provided at Forfar Academy and a number of independent facilities nearby. Forfar is served by excellent bus and road links, and the closest train station can be found in Dundee, making travelling across the county and further afield fast and efficient.





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All sizes are approximate.