



Damside Cottage, Leysmill, Angus

 **Knight
Frank**





An attractive and extended cottage with beautiful garden in a peaceful location.

Summary of accommodation

Hallway | Drawing room | Sitting room | Dining room | Study/bedroom four | Kitchen with AGA | utility room

Three bedrooms | Bathroom | Shower room

Beautiful garden with herbaceous borders, terrace and lawns

Greenhouse and stores | Garage and studio

Peaceful and quiet setting

About 0.5 acres in total

Distances

Arbroath 6 miles, Brechin 10 miles, Forfar 11 miles, Dundee 22 miles, Aberdeen 50 miles, Edinburgh Airport 82 miles

(All distances and times are approximate)



Knight Frank Perth
Algo Business Centre
Glenearn Road, Perth
PH2 0NJ
knightfrank.co.uk

Hamish Spencer-Nairn
01738 500120
hamish.spencer-nairn@knightfrank.com

Situation

Damside Cottage is situated just outside the small village of Leysmill. Leysmill is centrally located within Angus and is within easy travelling distance of Arbroath, Montrose, Forfar and Dundee. The Angus coastline, at Lunan Bay, is only about 6 miles to the east. Leysmill was originally built to house workers employed in a flax mill and the former quarry.

This is an attractive and convenient part of Angus, just north of Arbroath, with its historic abbey, harbour and marina. The A92 dual carriageway provides easy access to Dundee from Arbroath. Aberdeen can be reached either by the A92 coast road or by the A90 dual carriageway from Brechin. The county of Angus boasts sandy beaches, fertile farmland and glorious heather glens. Recreational activities include fishing on the River South Esk.

There are a number of well known golf courses in the area, including Carnoustie and Montrose. There are leisure centres at Arbroath and Montrose. Lunan Bay is a renowned and award winning beach, popular with surfers, dog walkers and horse riders. There is an attractive coastal walk, along red sandstone cliffs, from Lunan Bay via Auchmithie to Arbroath, which is famous for its "smokies".

Locally there are primary schools in Colliston and in Friockheim, which has local shopping and a chemist. Secondary schooling is found in Arbroath, which, along with Forfar and Montrose, provides a wide range of shopping, leisure and business facilities. Both Dundee and Aberdeen provide all the services expected of major cities.

There are railway stations at Arbroath and Montrose offering regular services to Aberdeen and to the south. There is an airport at Dundee with services to London Stansted whilst both Aberdeen and Edinburgh airports have a range of domestic and European flights.



The property

Damside Cottage is a most attractive small country property originally being two early 19th and mid 18th century cottages built of stone under a slate roof. Previous owners had undertaken extensive renovation works and then extended the house in the late 1970s and created the garden. In 1998 the kitchen AGA was installed. Apart from the utility room, the house has either double glazing or secondary glazing.

The house benefits from a good sized drawing room, together with three further reception rooms. It sits within its own gardens and is arranged around a courtyard. As such it is a house of great charm and many of the rooms retain period features, including cornicings. A covered entrance from the garden, with a partially glazed front door, opens to the hallway. Off this is the sitting room, with an cast iron fireplace with wooden mantel, shelves and window shutters. The drawing room also has an open fireplace with wooden mantel, together with fitted book and display shelves with cupboards below, and looks out over the garden.



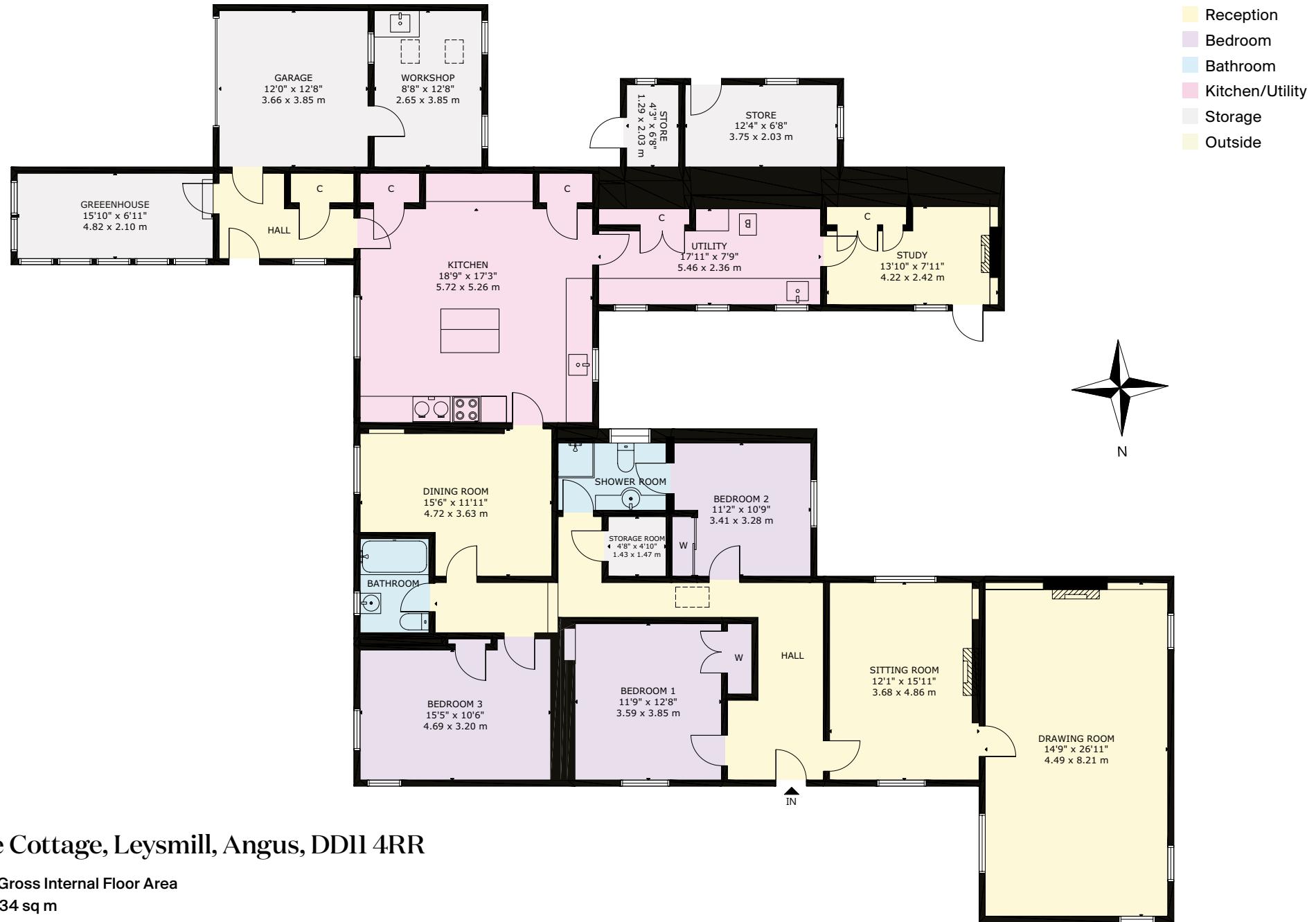


Further doors from the hallway lead to the dining room, kitchen, bedrooms, bathroom and shower room, and to a secure walk in cupboard with hanging rails. Bedroom 1, which faces out over the garden, has window shutters, built in bookshelves and a wardrobe. Bedroom 2 also has a fitted wardrobe. The shower room has a pedestal washbasin, WC and tiled shower, whilst bedroom 3 has a built in hanging cupboard, and the adjacent bathroom has a bath, pedestal washbasin and WC.

The dining room, which also looks out over the gardens, has fitted display shelves and a door through to the dining kitchen. This is a fitted kitchen with wooden wall and floor units with tiled splashbacks, a two oven AGA, plumbing for dishwasher, display cupboards, a centre island unit and two shelved cupboards. Off the kitchen is the utility room with fitted units and a sink, plumbing for washing machine, large shelved airing cupboard, "drip cupboard" with hanging rail and boiler. The study has a cast iron fireplace, fitted shelves and cupboards and a partially glazed door to the courtyard and could be used as a small additional bedroom. Off the kitchen is a hallway with a partially glazed back door, hanging cupboard and links to the attached greenhouse, staging and a sink, and to the integral garage with an automatic up and over door, concrete floor and a wonderful workshop/artists studio with velux windows and a north light. Attached to the back of the house is a coal shed and garden store.







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Approximate Gross Internal Floor Area

2,523 sq ft / 234 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens

The south facing garden is enclosed by stone dykes. It is well stocked and laid out with lawns, flower and shrub borders, a wooden summer house and paved seating areas next to the house with raised planters and a small pond.

Residential schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Damside Cottage	Vacant	Oil-fired central heating, mains water supply and private drainage	G	F

Directions

From the A933 Arbroath to Brechin road, 5 miles north of Arbroath and 2 miles south of Friockheim, take the turning signposted Leysmill and Inverkeilor. Continue to Leysmill and take the turning on the left, next to the phone box. At the farmhouse bear left, following the signs for Damside Cottage and the property will be seen ahead on the right.

If coming from Forfar take the A932 (Arbroath road) to Friockheim. At Friockheim turn right onto the A933 and proceed as above.



Solicitors

Anderson Beaton Lamond Solicitors, Bordeaux House, 31 Kinnoull Street, Perth PH1 5EN. 01738 639999

Household contents

Fitted carpets are included in the sale. Some brass pendent light fittings, the curtains in the main bedroom and the stone bird bath and trough are excluded from the sale.



Entry

Entry is available by arrangement with the seller.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

What3words

/// tricycle.musician.inventors

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

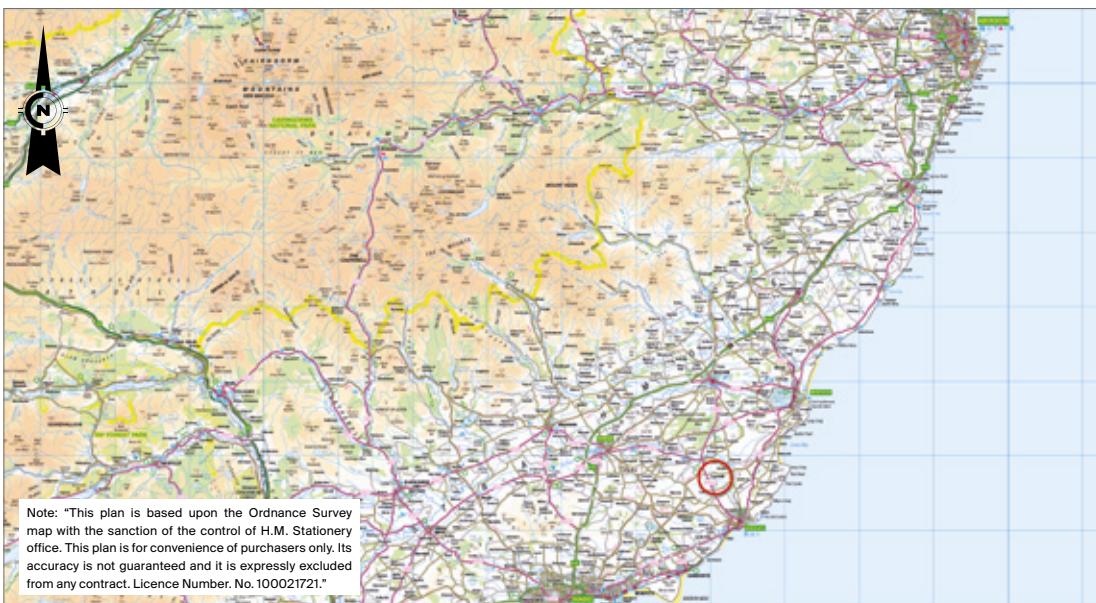
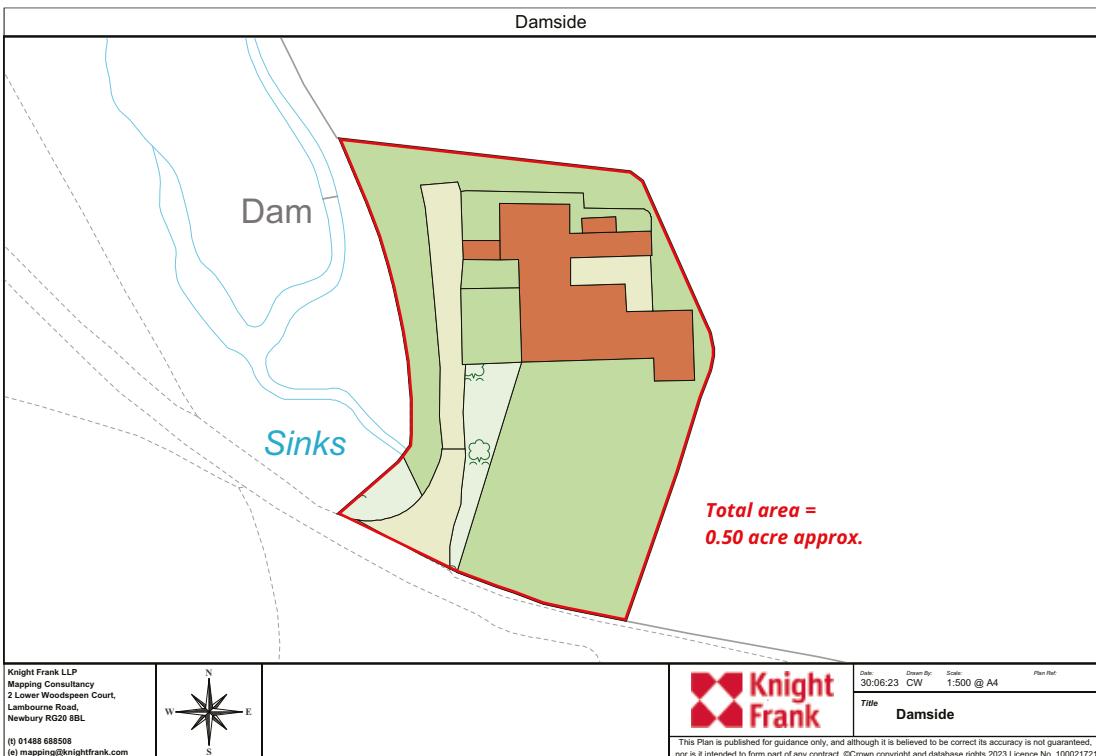
Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



Conditions of sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller, and no warranty is given.

2. Deposit

On conclusion of missives, a deposit of 10 percent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold

Local Authority: Angus Council

Council Tax: Band G

EPC Rating: F

Offers over: £385,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. **VAT:** The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated June 2023.

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