



**Albyn Cottage, School Road,
Luthermuir, AB30 1YX**

Offers Over £335,000

**Contact Solicitors for an
appointment to view or
telephone owner direct outwith
office hours**

07881271544

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- **Charming Village Location**
- **Detached Cottage**
- **3 Public Rooms**
- **3 Double Bedrooms**
- **Family Bathroom**
- **En Suite Shower Room**
- **Self Contained One Bed Annex**
- **Central Heating**
- **Double Glazing**
- **Excellent Storage Facilities**
- **Garages & Workshop**
- **Extensive Gardens & Driveway**
- **Move in Condition**
- **Excellent Family Home**
- **Holiday Let Potential**

Fantastic opportunity to purchase this well presented, deceptively spacious detached cottage with large attached garage/workshop, self contained one bed annex and double garage situated in the charming village of Luthermuir within a short drive of the A90 dual carriageway providing straightforward access to Aberdeen to the north and Dundee to the south, both approximately 35 miles away.

The village, which is surrounded by beautiful countryside, has a primary school and village hall with further services and amenities easily reached in the nearby towns of Laurencekirk, Edzell and Brechin.

Cottage accommodation comprises entrance porch, hallway, lounge, sitting room, beautifully appointed dining kitchen with integrated appliances, large conservatory, utility room, double bedroom and family bathroom at ground floor level. On the upper floor there is a master bedroom with en suite shower room and dressing room and a further double bedroom.

Annex accommodation comprises hallway, open plan lounge/kitchen with appliances, shower room and double bedroom with large walk-in storage area which could be utilised as a bedroom/office.

Practical benefits include generously proportioned rooms, period features, double glazing, oil & LPG central heating, excellent storage facilities and extensive, fully enclosed mature gardens and large driveway providing off street parking facilities for numerous vehicles.

This particular property will appeal to a variety of purchasers including families who enjoy rural living and outdoor pursuits and those looking to perhaps venture into the holiday letting industry. Early viewing is essential to appreciate the location, extent and potential of the subjects on offer.

The ever popular village of Laurencekirk is surrounded by beautiful Angus scenery and is within close proximity of the A90 dual carriageway making this an ideal idyllic base for commuting to Dundee and Aberdeen. The Angus towns of Edzell, Montrose and Forfar are also within easy reach.

This charming village is well serviced with many amenities including a variety of shops, schools, hotels, pubs, cafes and rail station. There are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside.

The nearest town of Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin also offers a vast range of amenities including primary and secondary schools, local shops, Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.



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Dundee: 01382 203000

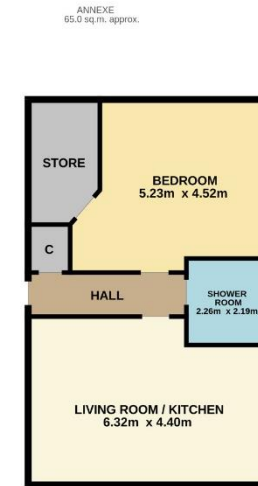
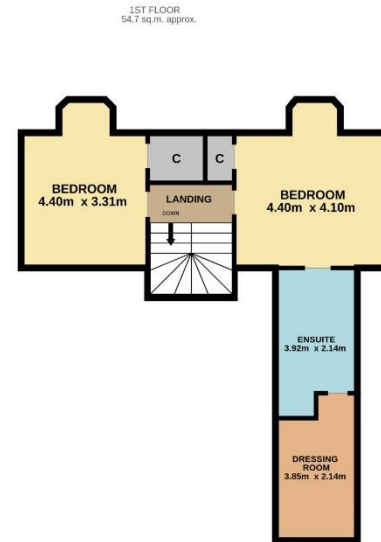
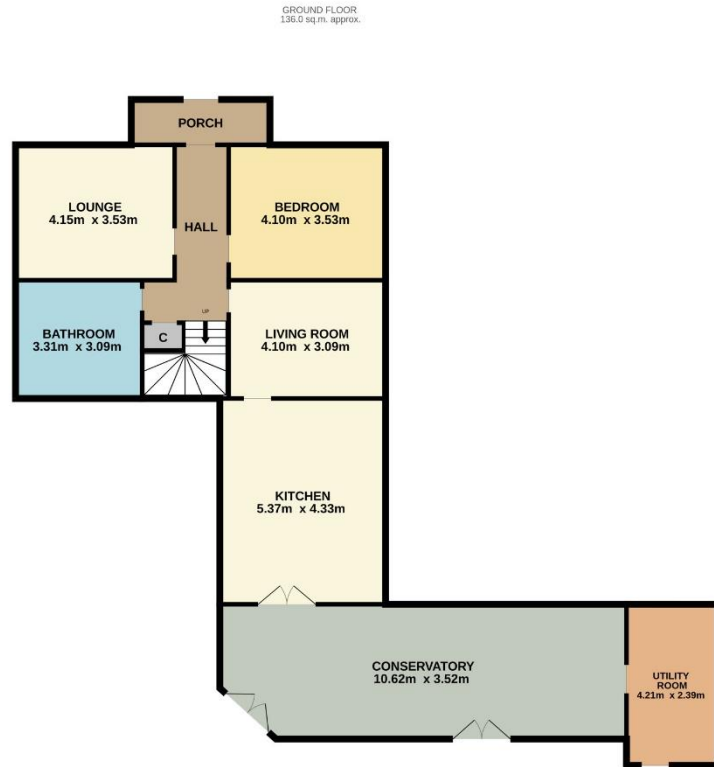
Brechin: 01356 622289

Cupar: 01334 658222

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TOTAL FLOOR AREA : 255.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, light fittings, blinds, curtains, integrated gas hob, double oven, and dishwasher, American style fridge freezer, and slot in gas cooker, under counter fridge and freezer in Annex and garden sheds/outbuildings.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

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ANNEX

