

Headingstone, Wyllie Street, Forfar,
Angus, DD8 3DN

Thorntons⁺



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Enjoying stunning panoramic views across surrounding landscaped private grounds and beyond, this substantial stone built Dwelling House of immense character was originally constructed in the Victorian era, then subsequently extended in the early 1900s to provide comfortable, spacious and adaptable accommodation over two levels and must be viewed to be truly appreciated.

The subjects benefit from extremely generously proportioned rooms, the usage of which could be adapted for various purposes. The existence of bathroom/shower room facilities on both floors is also a plus point, while several of the smaller rooms may have potential as further en suite facilities.

With gas central heating and partial double glazing, the property will be sold with all floor coverings, curtains, blinds, integrated electric hob and double oven. The stainless steel sink in the kitchen also benefits from a sink disposal unit.

There are ample storage facilities throughout, both internally and externally including storerooms, walk-in cupboards and further storage within the eaves and attic areas.

The main entrance driveway is from Wyllie Street, with a second vehicular access from Headingstone Place. The long main driveway provides ample parking, turning facilities and access to the integral double garage with remote control door to front and courtesy door to the house. The driveway also leads to a gated vehicular access to the wooded garden to the north.

The landscaped grounds comprise camomile lawns, a variety of beautiful mature flowering shrubs, mature trees surrounding the south garden, a wooded area to the north, former coach house (which could provide an additional garage or workshop), shed, 2 greenhouses and flagpole. Far reaching views are available towards countryside and Angus Glens in the distance.

Forfar boasts a wide range of popular amenities including recreational facilities, schools, restaurants, shops and further services at surrounding Angus towns and cities of Aberdeen and Dundee are within commuting distances.

Outline Planning Permission is in place for the erection of an additional dwelling house within the enclosed woodland area at the northern end of the property.



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Room Dimensions

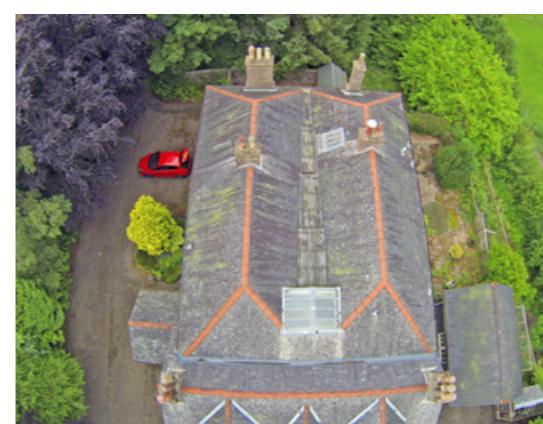
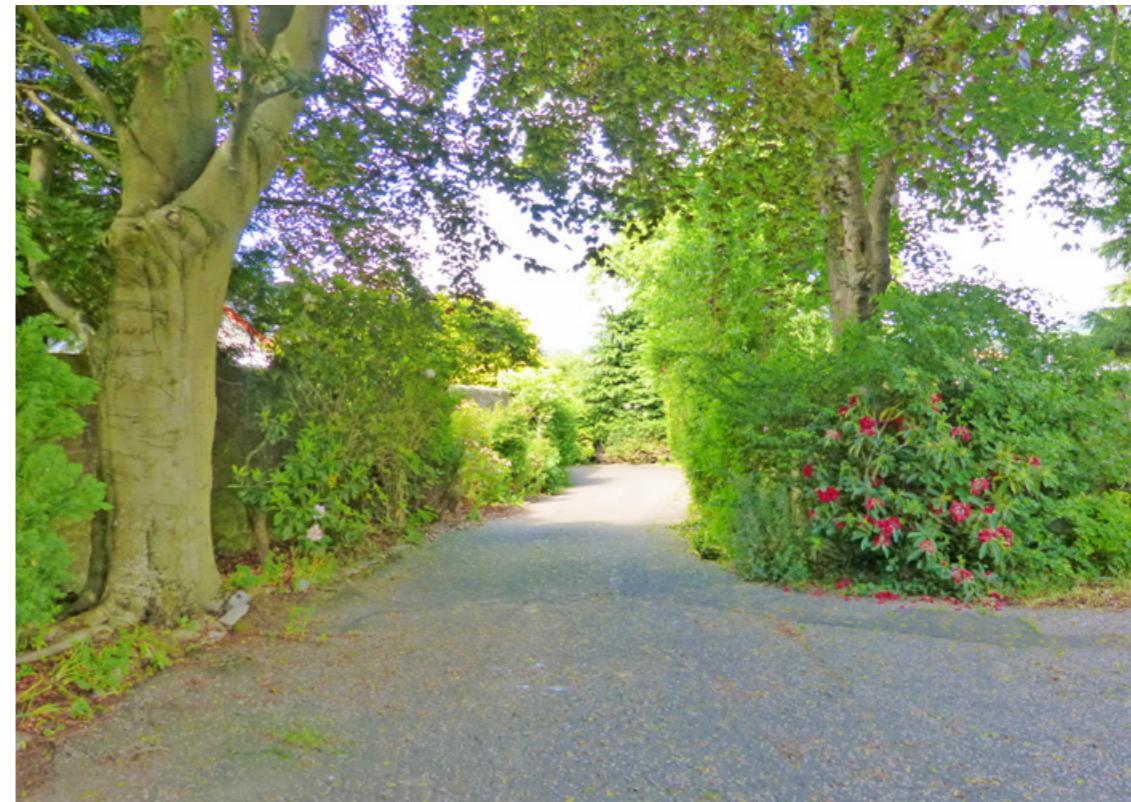
Drawing Room	29' x 15'4	(8.84m x 4.67m)
Sun Room	10'6 x 9'8	(3.20m x 2.95m)
Dining Room	28'9 x 16'8	(8.76m x 5.08m)
Dining Kitchen	18'6 x 14'3	(5.64m x 4.34m)
Butlers Pantry	8'6 x 7'9	(2.59m x 2.36m)
Sitting Room/Family Room	11'9 x 10'8	(3.58m x 3.25m)
Shower Room	12'7 x 5'2	(3.84m x 1.57m)
Master Bedroom	19'2 x 14'5	(5.84m x 4.39m)
Dressing Room	10'9 x 6'11	(3.28m x 2.11m)
Bedroom 2	17'7 x 15'5	(5.36m x 4.70m)
En-Suite Bathroom	12'9 x 8'0	(3.89m x 2.44m)
Bedroom 3	20' x 14'10	(6.10m x 4.52m)
Bedroom 4	20'3 x 12'	(6.17m x 3.66m)
Bedroom 5	13'4 X 12'2	(4.06m X 3.71m)
Bedroom 6	12'0 X 9'7	(3.66m X 2.92m)
Family Bathroom	10' x 9'9	(3.05m x 2.97m)
Cloakroom w/c	5'3 x 3'10	(1.60m x 1.17m)
Study	14'2 x 4'7	(4.32m x 1.40m)
Utility Room 1	15'8 x 7'7	(4.78m x 2.31m)
Utility Room 2	11' x 8'3	(3.35m x 2.51m)
Coats Room	10' x 5'8	(3.05m x 1.73m)

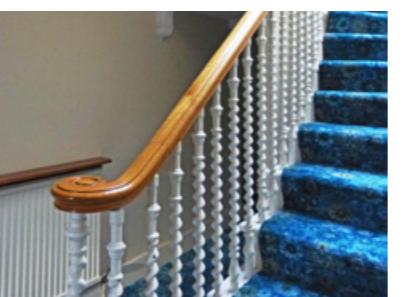


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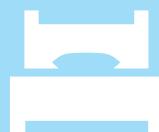
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3 Public



Driveway & Integral Garage



6 Bed



EPC Rating



3 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.