



Craighton House

Craighton Of Airlie, Craighton, Kirriemuir, DD8 5NR

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Introduction

Craigton of Airlie is an attractive detached bungalow, traditionally constructed with a timber frame and blockwork, finished in roughcast render beneath a pitched tiled roof. The property sits within a generous garden plot, with convenient off street parking.



Situation

Craigton of Airlie is located in the peaceful rural hamlet of Craigton, near Kirriemuir, within the county of Angus. This semi-rural setting combines the charm of countryside living with practical access to nearby towns and transport links, making it ideal for families, retirees, or anyone seeking a quieter lifestyle within reach of essential services.

The property is located just 4.2 miles from the town of Kirriemuir, which provides a range of local amenities including shops, schools, healthcare services, and leisure facilities. Local schooling includes Airlie Primary School (approximately 0.8 miles away) and Webster's High School in Kirriemuir (around 3.9 miles). The city of Dundee lies 17 miles to the south and offers all the services expected of a city including renowned cultural facilities such as the V&A museum and two universities. There is a mainline railway station at Dundee, including a sleeper service. There are daily flights from Dundee Airport to Heathrow.

Access to the property is taken directly from the adjacent adopted public road, and via a private driveway, over which the neighbouring property also has partial access.

What3words: ///wriggled.blesses.stages



Description

The accommodation is arranged across a single level and begins with a small vestibule. Moving clockwise through the property, there are two generous airing cupboards, followed by a well-appointed family bathroom featuring a bath, wash basin, and toilet.

The first of the three bedrooms includes a fitted wardrobe and offers a compact yet functional space, ideal for a guest room or home office. The master bedroom is generously proportioned and features fitted wardrobes, panoramic views of the surrounding countryside, and benefits from an en suite shower room with an accessible electric shower, wash basin, and toilet. The third bedroom also benefits from a fitted wardrobe and enjoys pleasant views.

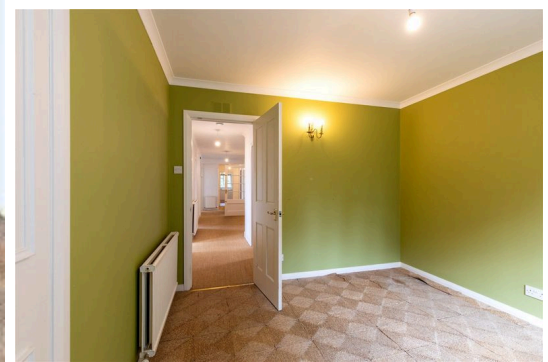
The large living room offers the same scenic outlook and includes an open fireplace, creating a warm and inviting space. Adjacent is the kitchen, fitted with wooden units, an electric oven and hob, and an adjoining dining room with French doors opening onto the garden patio—ideal for entertaining.

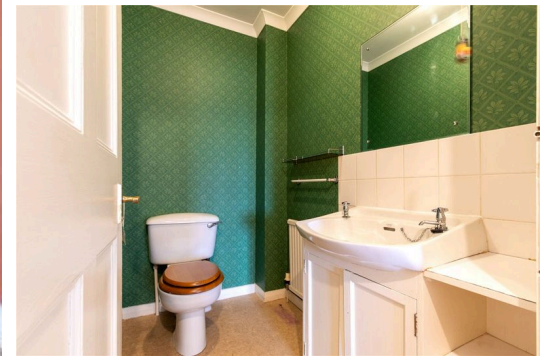
A converted garage provides a versatile additional room, previously used as a library, while the utility room is equipped with fitted units, a sink, and ample space for white goods. Completing the layout is a convenient WC.

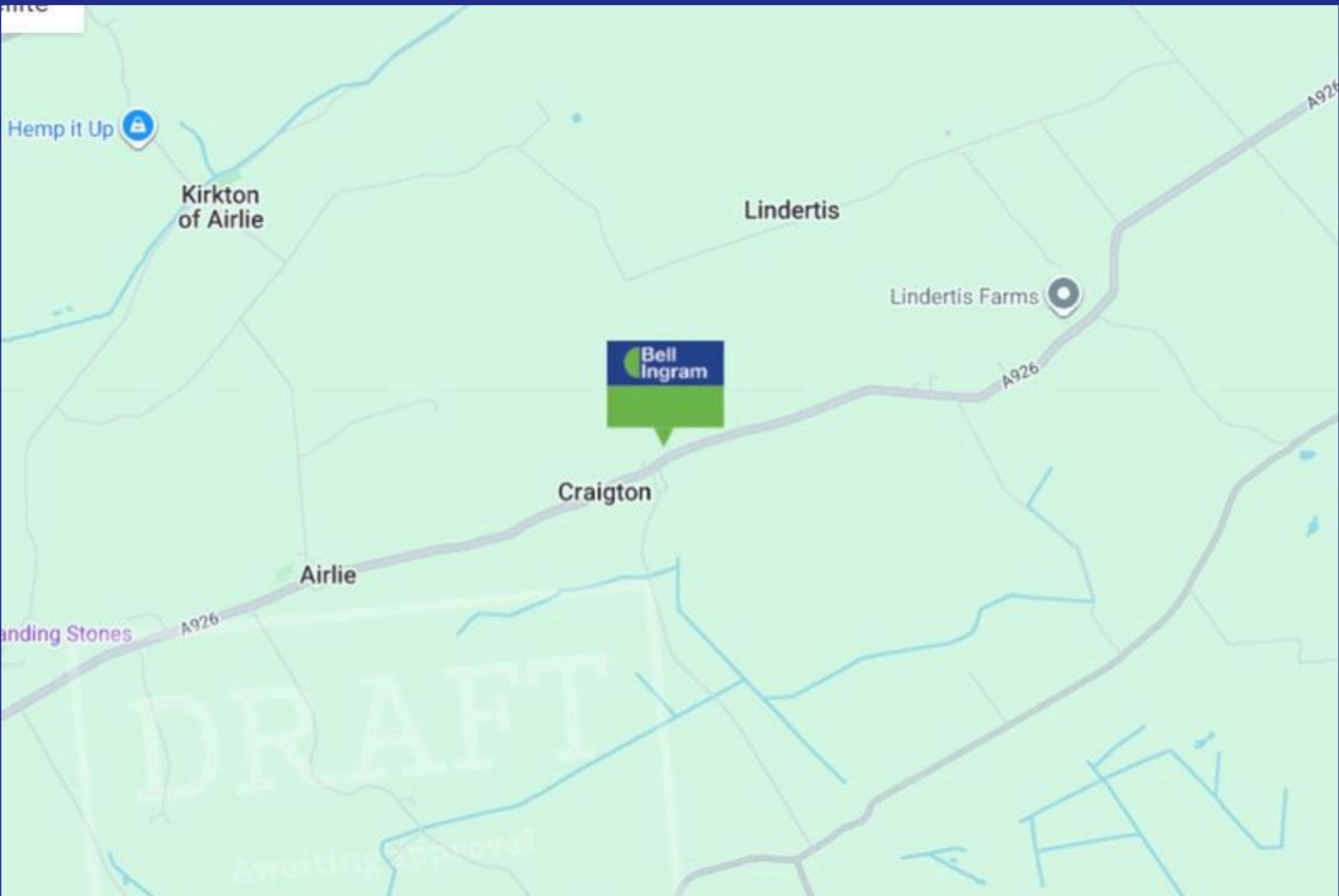
To the front of the property the garden features a neatly maintained lawn which is bordered by hedges and a patio area with established shrubs. The patio wraps around the side of the property, connecting to a spacious side garden that includes additional patio space, a lawn with planted shrub areas, and a surrounding shrub border, creating a pleasant and private outdoor setting.

The property also benefits from a timber garden shed, providing useful additional storage space for tools, equipment, or outdoor furniture. There is also convenient off street parking.









Hemp it Up

Kirkton of Airlie

Lindertis

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Craigton

Airlie

Standing Stones

A926

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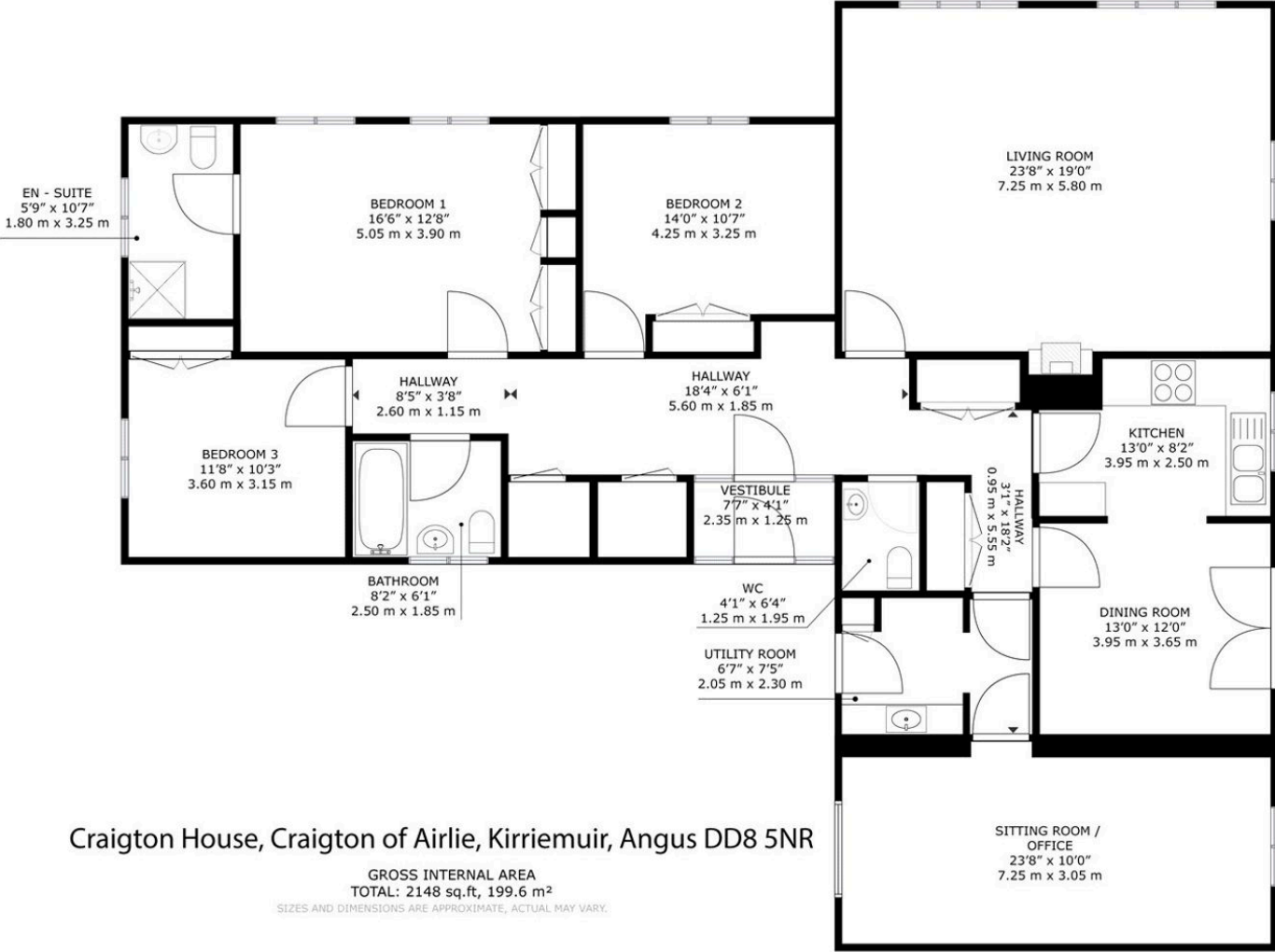
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DRAFT

Awaiting Approval

Plans

199.6m² / 2148 sq ft



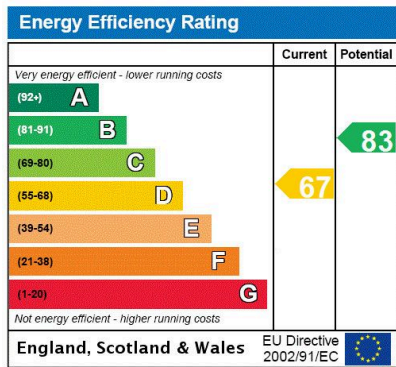
Details

Local Authority
Angus Council

Council Tax
Band =

EPC
EPC Rating = D

Craigton House



Services & Additional Information

Mains water and electricity. Drainage to a septic tank. Oil fired central heating. Gas fire in the living room supplied by a bottled LPG supply.

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