

**PITLYAL BYRE**  
LUNDIE, DUNDEE, ANGUS





## PITLYAL BYRE, LUNDIE, DUNDEE, ANGUS

**Outstanding country property with separate annexe set in over 5 acres.**

Dundee about 9 miles ■ Perth about 26 miles

Edinburgh about 26 miles

**Acreage 5.8 acres (2.35 hectares)**

**Offers Over £475,000**

- Garden room entrance, Open Plan Kitchen/reception room, 2 Bedrooms with En-Suite Facilities, Dining Hall/Gym, Shower Room.
- Useful studio/annexe building.
- Over 5 acres of grounds with meadow.
- Tranquil rural area.
- Highly accessible to Dundee.
- Garden shed. Greenhouse.

**Galbraith**

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 **OnTheMarket**





### SITUATION

Pitlyal Byre lies in the scenic county of Angus some 4 miles to the south of Newtyle and approximately 9 miles to the north-east of Dundee. It enjoys a scenic and quiet countryside position. Newtyle provides a primary school, village shop and Post Office, Church and bowling club whilst Dundee offers extensive services including shopping centres, supermarkets, cinema, V&A Museum, DCA, theatre and two universities together with both railway and bus stations and an airport with regular links to London. State secondary schooling is available at Monifieth as well as a private schooling at the High School of Dundee which caters for nursery schooling up to the age of 18.

Angus is a county offering many recreational activities. For the golfer, there are a number of courses within a comfortable distance of Pitlyal Byre including Pipersdam, Carnoustie, Rosemount at Blairgowrie and two courses in Alyth. The Angus Glens offer wonderful hill walking whilst both fishing and shooting are available in the area. For the winter sports enthusiast, the ski slopes of Glenshee lie to the north and can be reached in about an hour's journey by car.

Pitlyal Byre sits between two lochs which were built as reservoirs as part of Kinpurnie Estate. The higher and larger loch, Long Loch, is at the foot of the Sidlaw Hills which are accessible by foot from the property. There are Rights of Way around the area and paths which lead to the Lundie Crag, Newtyle to the north east and Coupar Angus to the west.

### DESCRIPTION

Pitlyal Byre comprises a detached single storey home rebuilt by the current owners on the site of a former farm building.

The main house is of mixed construction comprising traditional solid stone and a modern timber frame with Larch cladding under a series of pitched fibre cement roofs. Internally the house offers modern contemporary accommodation on split levels extending to about 155 sqm and offers the best of modern design along with ecologically sympathetic and energy efficient living. Heating is by an air source underfloor system supplemented by a log stove in the reception room. Flooring is a mixture of slate and engineered oak.

The house is approached from a south facing slate terrace by glazed sliding doors which open into a garden room entrance with large roof lights and additional slate flooring. The garden room opens into the impressive kitchen/dining room/ sitting room which has a full height cathedral ceiling with roof lights and hanging pendant lighting. A stove (with a swivel function) lies in the centre of the reception space and multiple large windows enjoy an outstanding aspect out over the adjacent meadow ground and beyond to the neighbouring Round Loch. The kitchen area has a good range of units by Wren with integrated Bosch appliances and a central island with inset Indesit induction hob.

Situated off the garden room is a shower room with steps leading up to a gym/dining hall with built in cupboards, which has potential to be created into a third bedroom. Either side of this room are two bedrooms with good storage and en suite facilities.

A separate studio annexe was built by the current owners in 2022 to provide additional accommodation and a workshop extending to about 44 sqm plus loft space. The annexe has timber larch clad walls under a pitched fibre cement roof and benefits from a generous studio room with utility area and shower room and glazed doors opening out to a lovely terrace. Within the annexe, the heating is provided by electric radiators and towel rail and the hot water is provided by an electric water heater.



## ACCOMMODATION

**PITLYAL BYRE** - Garden room entrance, Open Plan Kitchen/Dining/Sitting Area, Utility Room, Shower Room, 2 Bedrooms with En-Suite Facilities, Dining Hall/Gym.

**STUDIO ANNEXE** - Open Plan Bedroom/Sitting Room with Kitchen and Shower Room, mezzanine storage area.

## GROUNDS

Pitlyal Byre is set in around 5.8 acres of beautiful grounds, which overlook the neighbouring Round Loch used by a local fishing club. The property is approached from the public road by a shared gravel track which leads up through parkland to a turning circle to the south of the house. A short footbridge leads across a burn and to a feature slate terrace outside the garden room entrance. The grounds surrounding the house comprise meadow with paths leading round to a greenhouse and double garden store to the rear. A further gateway to the north leads to a tarmac track leading to the studio/annexe, which has a lovely terrace overlooking the meadow ground and beyond to the neighbouring Round Loch. An extensive meadow is situated to the south-east of the property largely contained by hedging and fencing.





**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Air source & Log stove	Band F	C	Starlink satellite	No

**CONNECTIVITY**

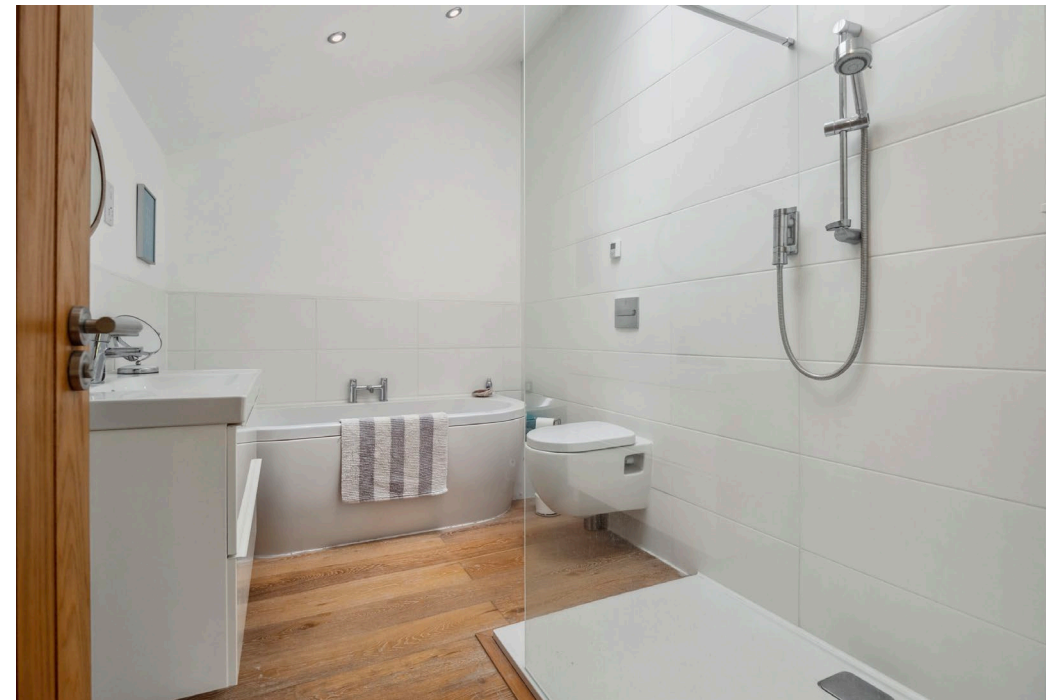
There is no reliable mobile signal at the location. There is a BT landline to the house and Starlink satellite used for wifi connectivity. Up to 100MBPS. House has CCTV, HIK Connect cameras at front and back gables, recording system in utility room cupboard and monitored by app. Networked WiFi Extender into both bedrooms in original building. (Both supported by John Ross HiFi.)

Studio has wireless connection and BT phone line.

**FLOOD RISK**

Flood maps of the area can be viewed at

<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>







Long Loch is joined to Pitlyal/Round Loch by the drainer burn which runs past Pitlyal Byre. The water level is controlled by a sluice at Long Loch. The burn was moved and reinforced when Pitlyal Byre was built and, despite recent heavy storms and high rainfall, the water level has remained well below the house.

#### **ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC**

Pitlyal Byre has a right of access over the shared access track to the house. There is shared responsibility with two neighbours for track maintenance based on mutual agreement.

#### **DIRECTIONS**

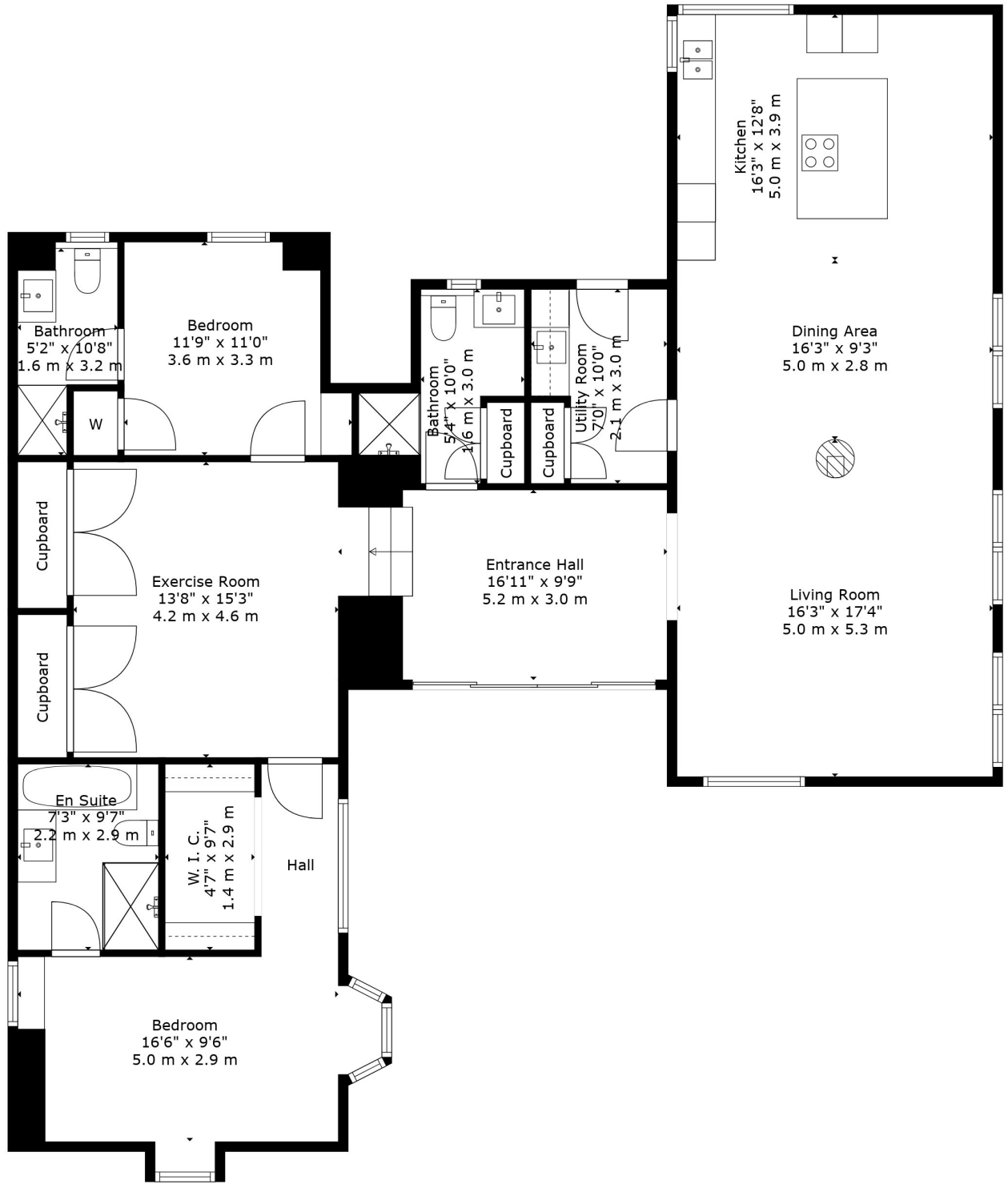
From Dundee, take the A923 road to Coupar Angus and continue through Birkhill and Muirhead and then take the right fork in the road onto the B954 road signposted for Alyth. After approximately 3 miles turn left onto the minor road opposite the small bus shelter (signposted for Lundie) and continue for just under 1 mile. The shared entrance to Pitlyal Byre lies immediately after the Round Loch on the right-hand side. After turning onto the shared track entrance, take the first on the immediate right onto a further shared track. Pitlyal Byre is situated on the right after a short distance with a turning circle and parking area with a small foot bridge the front entrance.











### POST CODE

DD2 5NZ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

data.courtyard.receiving

### LOCAL AUTHORITY

Angus Council.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The Smeg fridge/freezer may be for sale separately.

The Kubota tractor and grass cutting machinery may be available for purchase at a price to be agreed in addition with the seller.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

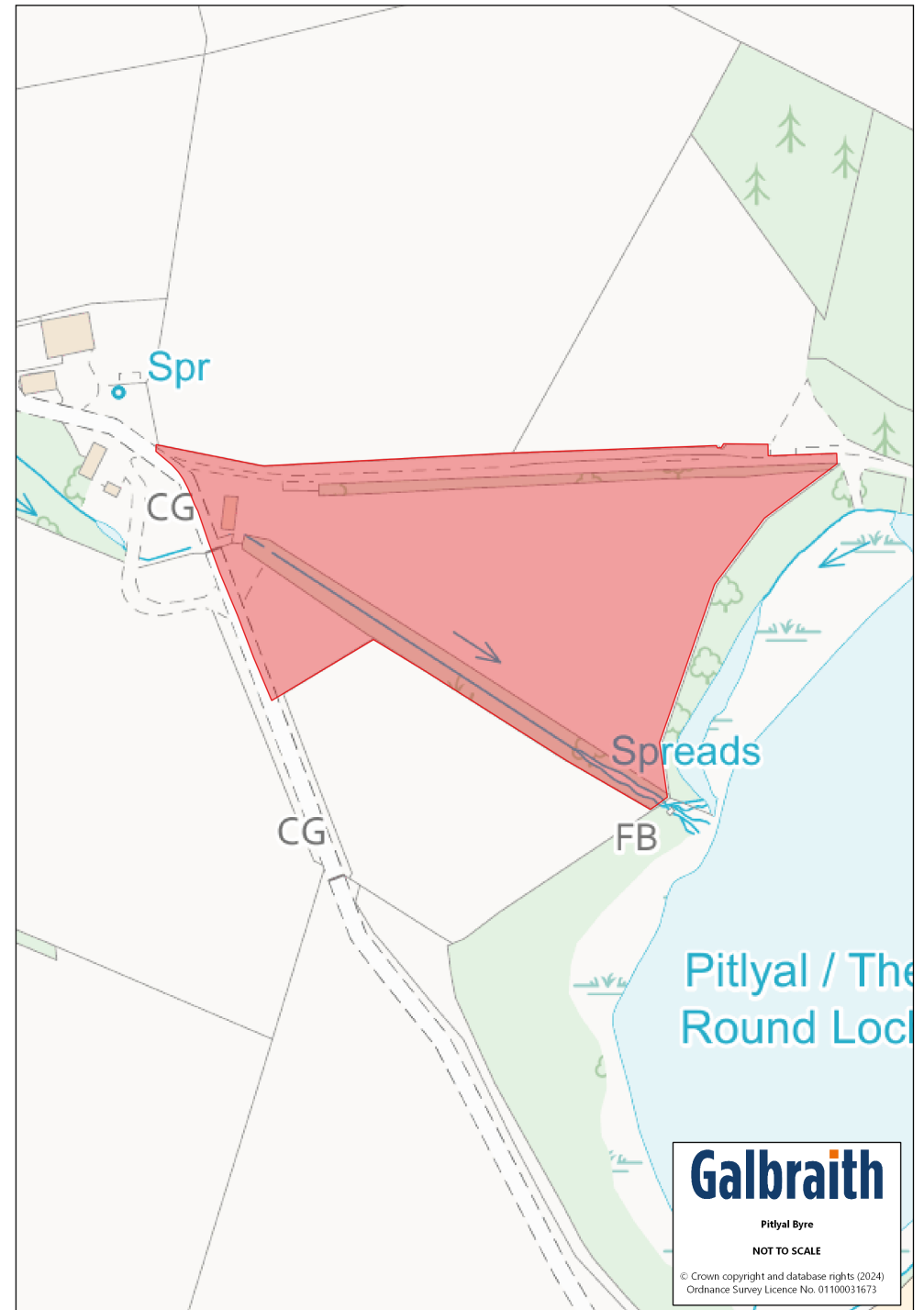
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.





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