

**Additional Paddock Land For Sale**



**WEST MAINS OF HEDDERWICK COTTAGE**  
MONTROSE, ANGUS

**Galbraith**



# WEST MAINS OF HEDDERWICK COTTAGE, MONTROSE, ANGUS

Traditional detached cottage with panoramic country views and planning permission for a substantial extension.

Montrose 3.4 miles ■ Dundee 36 miles ■ Aberdeen 40 miles

- 2 reception rooms. 2 bedrooms
- Planning approved to create contemporary four-bedroom home
- Incredible countryside views
- Peaceful garden grounds
- Good access to Aberdeen, Dundee, and to Angus towns
- Additional paddock land available immediately in front of the cottage



**Galbraith**

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### SITUATION

West Mains of Hedderwick Cottage has a wonderful, secluded, location close to via a private driveway off Prettycur Hill Road. Montrose is just some three miles and is located on the coast between Dundee and Aberdeen. Montrose Basin is a tidal estuary at the mouth of the river South Esk, and is a renowned nature reserve and wildlife centre. The surrounding countryside is mainly rolling farmland, while inland are the Angus Glens. The coastline around Montrose comprises sandy bays and red sandstone cliffs. As well as Montrose, there are renowned beaches at St Cyrus and Lunan Bay. Lovely walks can be taken along the river North Esk. Primary schooling is available at Hillside with secondary schooling available in Montrose, which also offers a wide range of shopping, cinema, and leisure facilities at the new sports centre and swimming pool. Independent schools in the local area include Lathallan (Johnshaven) and the High School of Dundee and those in Aberdeen, with pupils catching trains from Montrose to either Aberdeen or Dundee. Golf courses in the area include Montrose, Edzell and the championship course at Carnoustie. Fishing can be taken on the nearby North and South Esk rivers, while sea fishing is also available locally.

The A90 dual carriageway is easily reached at Laurencekirk and Northwaterbridge, so the cities of Aberdeen and Dundee are readily accessible and provide all the services expected of major centres. Journey times to Aberdeen and its airport have been much reduced by the Western Peripheral Route. Montrose is served by the East Coast railway line with regular services to Aberdeen and to the south, including a sleeper service to London. Aberdeen Airport has a wide range of domestic and European services.

### DESCRIPTION

West Mains of Hedderwick Cottage is an idyllically situated traditional single level cottage dating originally from around 1890. With panoramic country views towards Montrose and mature woodland to the rear, the location for the cottage is one of peace and tranquillity. The garden grounds for the cottage offer a generous amount of outdoor space. Currently the property does require a degree of modernisation and extends to around 75 sqm. The cottage is stone built and windows within the property are of single glazed timber casement type. The internal joinery finishes are in softwood throughout, and the kitchen has been fitted with wall and base units. Internal doors are of a timber panel type. Currently the cottage benefits from an open fire in the lounge and an oil-fired central heating system with combination boiler. The accommodation comprises of entrance hallway, living room, kitchen, sitting room, two double bedrooms and bathroom.

### PLANNING PERMISSION

The approved planning consent allows a complete transformation of the existing house into a spacious and bright contemporary home. The extended property would have a generous open plan living space benefiting from panoramic views and sunlight from both south and west. There would also be a large family room with views to south and east. There would be four good-sized bedrooms together with four bathroom/ shower rooms with the master bedroom and Bedroom 2 both enjoying idyllic views from the upper floor. There would also be a utility room and adjoining boot room directly accessible from the rear of the property.

The overall form of the proposed house has been designed so as to provide separation between the entrance driveway and the garden to the south west of the house. The garden would be directly accessed by way of sliding doors from the open plan living room. The minimal changes to the existing cottage allows for the retention of its existing appearance and character.

The proposed house would be highly sustainable with the existing cottage being internally insulated and the extension being built to contemporary standards of insulation. An Air Source Heat Pump would provide heating and hot water, allowing running costs to be minimised.

### ACCOMMODATION

Ground Floor - Entrance Hall, Livingroom, Kitchen, Bathroom, Sitting room and Two Bedrooms.

### GARDEN

The property benefits from garden ground to the front, side and rear. The boundaries are defined in timber fencing, hedging and post and wire fencing and there is a driveway. The proposed plans allow for generous retention of garden ground and there is ample space to the rear to construct a garage and other ancillary buildings (subject to any required consents).

Please note that additional paddock land is now available, additional information available on request.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Oil Fired	Band B	E

### DIRECTIONS

Travelling from Montrose, take the High Street to Basin view (A92) for around 0.5 miles. Follow A92 and A937 to Hillside village. Turn left into Dubton Road. After 0.8 miles turn right onto Hillhead of Hedderwick and then left onto the private track leading to the property.

### POST CODE

DD10 9EG

### WHAT3WORDS

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

### 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.



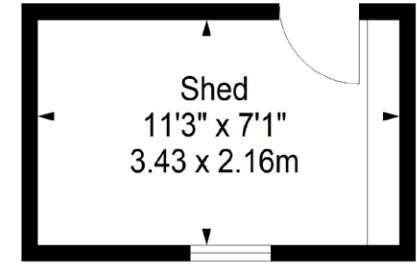
### IMPORTANT NOTES

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 August 2024





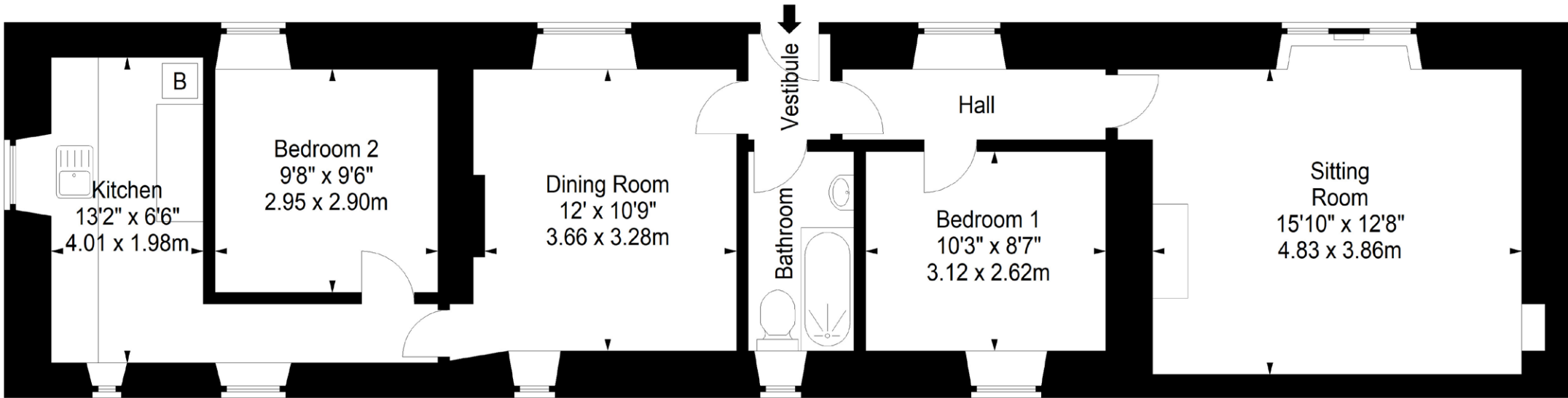
**Cottage,  
West Mains of Hedderwick,  
Montrose, DD10 9EG**



Cottage  
Approx. Gross Internal Area  
798 Sq Ft - 74.13 Sq M

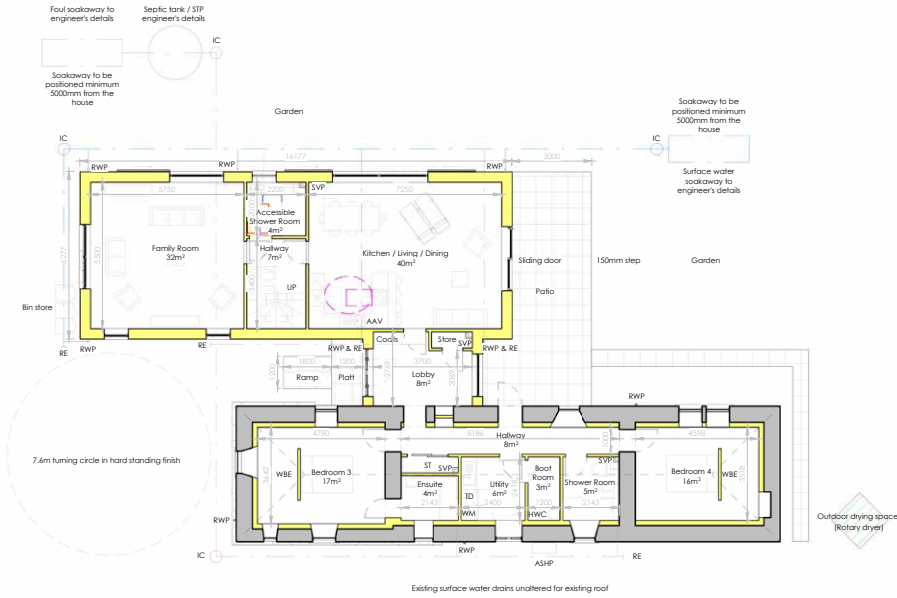
Shed  
Approx. Gross Internal Area  
79 Sq Ft - 7.34 Sq M

For identification only. Not to scale.  
© SquareFoot 2024

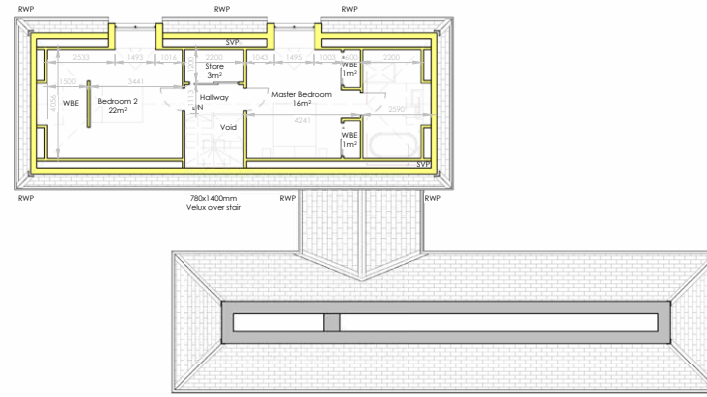


Ground Floor





1 Proposed Ground Floor Plan  
1 : 100



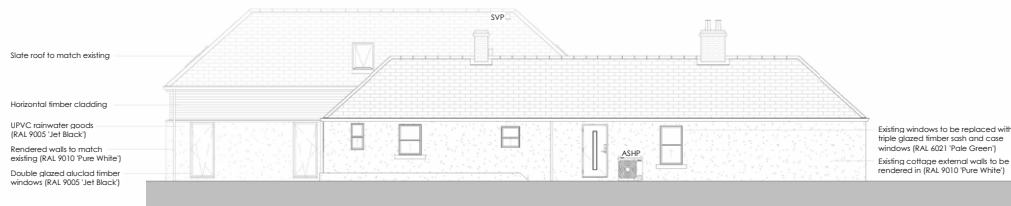
2 Proposed First Floor Plan  
1 : 100



3 Proposed South East  
Elevation  
1 : 100



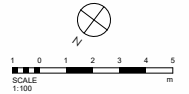
4 Proposed South West  
Elevation  
1 : 100



5 Proposed North West  
Elevation  
1 : 100



6 Proposed North East  
Elevation  
1 : 100



Proposed First Floor Area = 56m<sup>2</sup>  
Proposed Ground Floor Area = 95m<sup>2</sup>  
Existing floor area = 71m<sup>2</sup>  
Total GFA (Existing + Proposed) = 215m<sup>2</sup>  
Existing floor area with insulation = 64m<sup>2</sup>

A Design Revisions 22.08.23

Planning

Project  
Cottage at Prettycur Hill

Title  
Proposed Plans & Elevations

Job No.	Rev.	Drawing No.
301	A	PD01

Scale	Paper	Date
1:100	A1	July 2023



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