



Dun Doolie, Pitcarry Mill | Inverbervie | DD10 0EE

Offers Over £430,000

T. DUNCAN & CO.

Solicitors • Estate Agents





“Dun Doolie” Pitcarry Mill | Inverbervie | DD10 0EE

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Set in a stunning rural location, this impressive, detached villa offers outstanding, uninterrupted views across the surrounding countryside. The property provides a rare opportunity to enjoy a peaceful lifestyle with modern comforts in a truly scenic setting.

The accommodation is spacious and thoughtfully laid out, featuring a bright lounge and a well-appointed kitchen that flows into an open-plan dining and family room, ideal for both everyday living and entertaining. A separate utility room and practical drying room add convenience, while a downstairs shower room enhances the functionality of the ground floor.

Upstairs, there are four generous double bedrooms, two of which benefit from en-suite shower rooms. The master bedroom is complemented by a dressing room, and a well-fitted family bathroom completes the upper accommodation.

The home is efficiently heated by an electric air-source heat pump with underfloor heating, ensuring comfortable living throughout the year. Additionally, the property features a modern energy system, including solar panels, battery storage, and an electric car charging point—ideal for eco-conscious countryside living

Externally, the property sits within extensive grounds that have been attractively landscaped for ease of maintenance, allowing more time to relax and enjoy the spectacular surroundings. This unique home perfectly combines space, privacy, and breathtaking views—early viewing is highly recommended to fully appreciate all that it has to offer.

- Entrance Hallway
- Spacious Lounge
- Kitchen/Dining/Family Room
- Downstairs Shower Room
- Utility Room
- Family Bathroom
- 4 Double Bedrooms
- 2 En-Suite, Dressing Room & Drying Room
- Double Garage & Generous Gardens
- EPC – Band A



- Hallway:** Spacious hallway with all downstairs accommodation leading off. Composite exterior door. Large storage cupboard with shelving. Large under stair storage cupboard.
- Lounge:** Approx 5.8mx5.0m. Bright and spacious public room with outstanding views over garden towards surrounding countryside. French doors leading to garden. Four double glazed windows to side. Double Glazed window to front. Wood burning stove.
- Kitchen/Dining:** Approx. 6.9mx5.7m. Double glazed window to rear, side and front. French doors leading to rear garden. Fitted with modern gloss base and high level storage units with integral full length fridge and freezer, electric oven, microwave, hob, bin. Centre island with a range of base storage units and drawers. Stainless steel sink and drainer.
- Utility Room:** Approx. 2mx5.7m. Access to the integral double garage which has two electric up and over doors. Plumbed for automatic washing machine. Large cloak cupboard with shelving and hanging rail. Plumbing for automatic washing machine. Stainless steel sink and drainer.
- Shower Rm:** Approx. 2.9mx1.7m. Fitted with three piece modern suite comprising WC, wash hand basin and large shower cubicle. Heated towel rail. Frosted double glazed window.







Upper-floor Accommodation

Staircase: Wooden balustrade with glazed panelling leading to upper hallway. Two Velux windows.

Master Bedroom: Approx. 4.3mx4.4m. Spacious double bedroom with two Velux windows enjoying outstanding views over surrounding countryside. Access to en-suite and walk in wardrobe/dressing room.

Dressing Room: Approx. 1.5mx2.4m. With shelving and hanging rails.

En-Suite: Approx. 2.3mx2.4m. Velux window. Three piece suite comprising WC, wash hand basin in fitted unit and storage below and large shower cubicle. Heated towel rail. Velux window.

Bedroom 2: Approx. 3.7mx3.8m. Another spacious double bedroom with double glazed windows. Double fitted wardrobe



- En-Suite: Approx. 3mx1.7m. Fitted with three piece white suite comprising WC, wash hand basin and large shower cubicle. Velux window. Heated towel rail. Inset downlighters
- Bedroom 3: Approx. 3.8mx4m. Another spacious bedroom with Double Glazed windows enjoying outstanding views over surrounding countryside. Double fitted wardrobe.
- Bedroom 4: Approx. 2.9mx2.8. Another good sized bedroom with two Velux windows enjoying views.
- Bathroom: Approx. 2.2x2.9. Fitted with four piece white suite comprising WC, wash hand basin and bath. Corner shower cubicle. Velux window. Heated towel rail.
- Drying Room: Approx. 2.3mx2.3m. Currently used as a drying room. Velux window. Mains pressure hot water cylinder heat pump.



Outside: The rear garden is fully enclosed with gate access to side garden and is laid out in lawn with gravel chips. The side garden is also fully enclosed and generously proportioned, laid mainly to lawn with shrub border and gate to driveway. There is driveway parking for several vehicles leading to the double garage with two up and over electric doors.





Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds, Electric Car Charging Point, Battery & Solar Panels

Local Authority: Aberdeenshire

Council Tax Band: F

Post Code: DD10 0EE

Home Report: Contact our Property Department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download



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