

WESTHAVEN HOUSE

CARNOUSTIE, ANGUS, DD7 6JS



GILSON GRAY



YOUR NEXT CHAPTER STARTS HERE



56.5055°N
2.6979°W



4 Reception Rooms



5 Bedrooms



4 Bathrooms



Private Parking



A VICTORIAN
HOME OF
CHARACTER
AND
PRESENCE



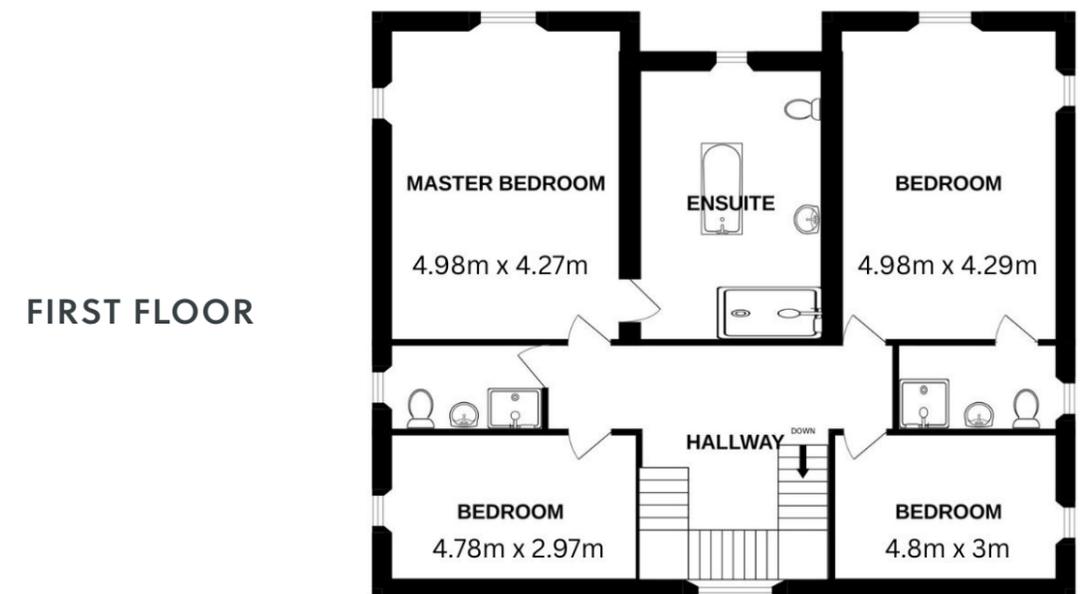
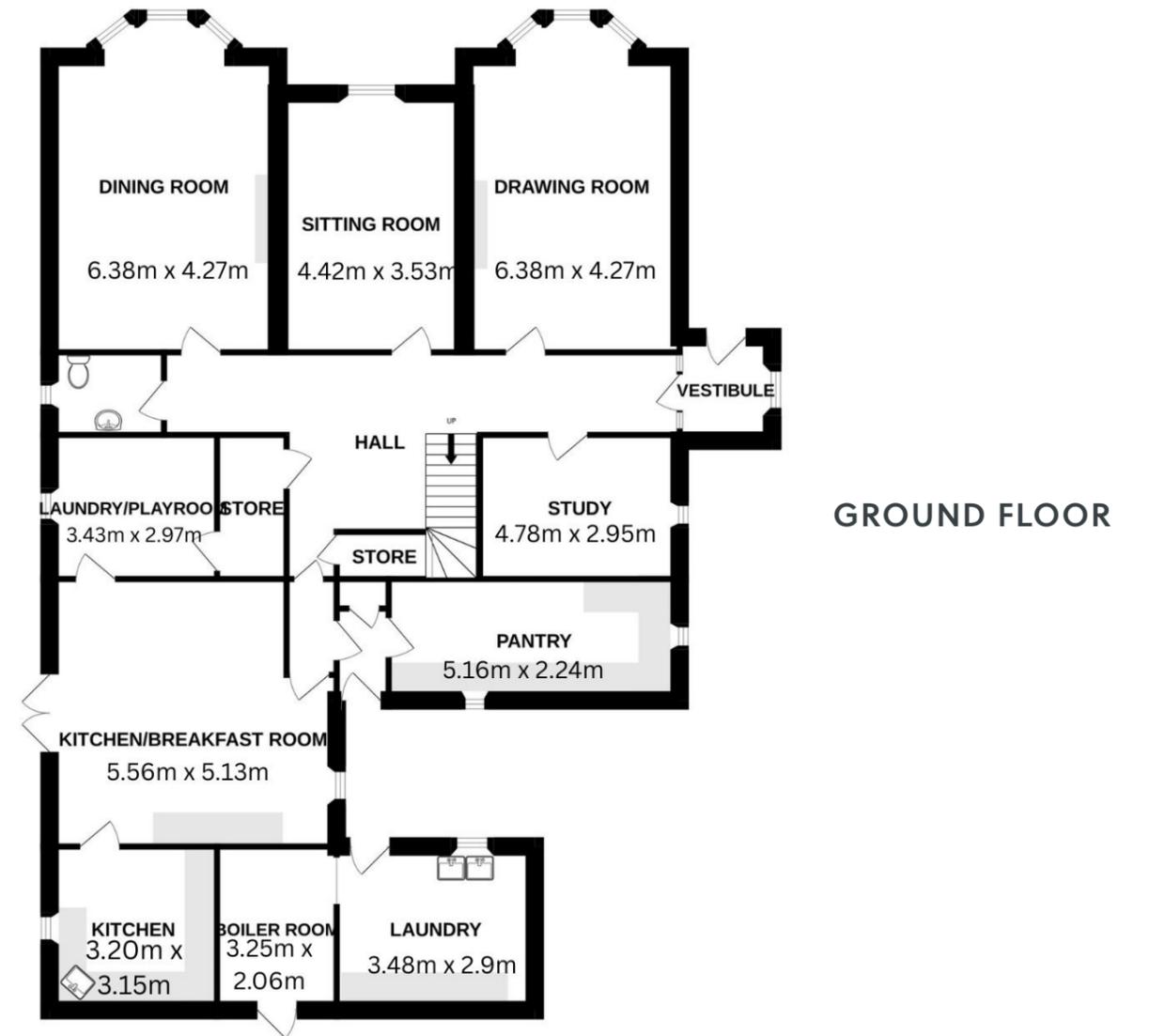
WELCOME TO WESTHAVEN HOUSE, CARNOUSTIE

Gilson Gray are delighted to present to the market an outstanding detached Victorian stone-built residence of considerable distinction, set within approximately 1.35 acres of exquisite private grounds and enjoying far-reaching countryside and sea views.

The home retains an abundance of original period features, including fine fireplaces and elegant proportions, while benefiting from carefully considered modern enhancements such as double glazing, solar panels and gas-fired central heating, seamlessly blending heritage with contemporary comfort.

Properties of this calibre, grace and architectural integrity are rarely available. Early viewing is highly recommended to fully appreciate the exceptional quality, space and lifestyle on offer.



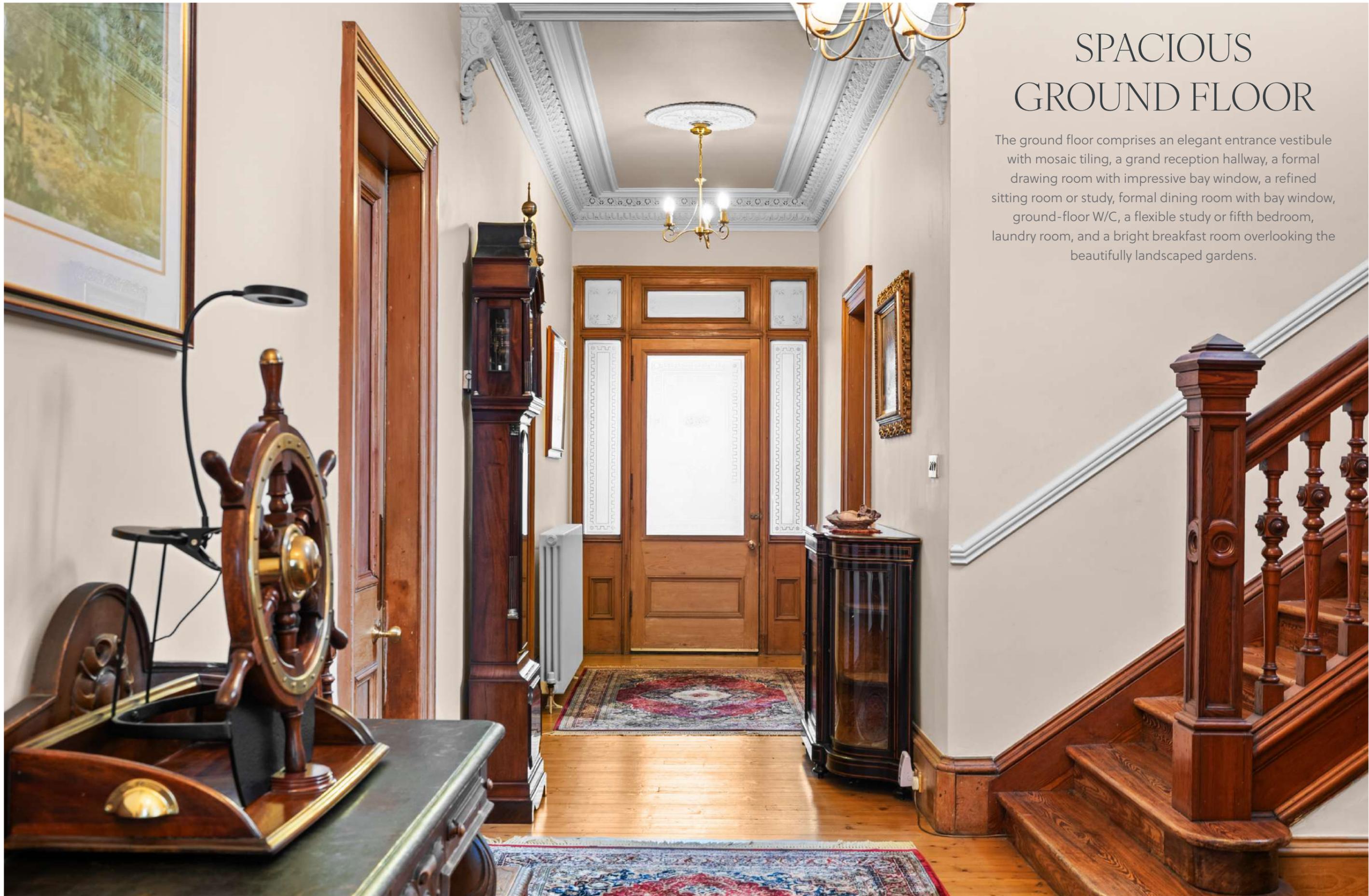


All measurements and areas shown in this floor plan are approximate and for illustrative purposes only. No guarantee is given as to their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the exact layout, dimensions and overall accommodation.

A STRIKING AND ELEGANT ENTRANCE FOR AN IMPRESSIVE FIRST IMPRESSION

Built in 1883, this magnificent family home offers expansive and highly versatile accommodation across two principal levels.





SPACIOUS GROUND FLOOR

The ground floor comprises an elegant entrance vestibule with mosaic tiling, a grand reception hallway, a formal drawing room with impressive bay window, a refined sitting room or study, formal dining room with bay window, ground-floor W/C, a flexible study or fifth bedroom, laundry room, and a bright breakfast room overlooking the beautifully landscaped gardens.

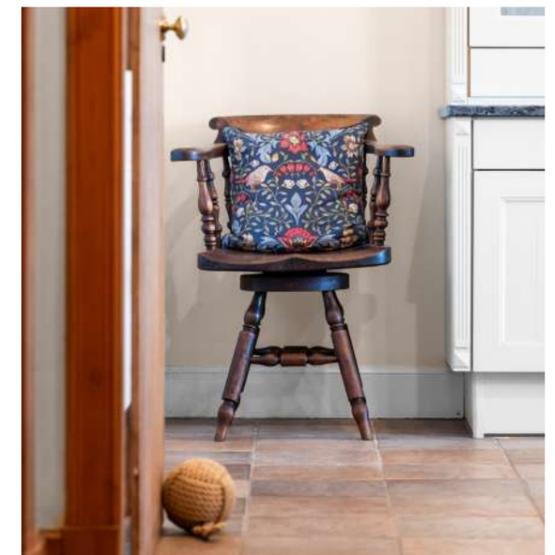




A TRADITIONAL KITCHEN AT THE HEART OF THE HOME

The kitchen is supported by a boiler room and an additional utility/second laundry room, providing excellent functionality for modern family living.







AN ELEGANT FORMAL DINING ROOM WITH STRIKING BAY WINDOW

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IMPRESSIVE VICTORIAN STAIRCASE LEADING TO REFINED BEDROOM SUITES

The upper level is accessed via an imposing and beautifully crafted timber staircase and offers a sumptuous principal bedroom with en-suite bathroom, a guest bedroom with en-suite, two further generously proportioned double bedrooms, and a convenient W/C.





EXTENSIVE PRIVATE GROUNDS WITH DEVELOPMENT POTENTIAL

Externally, the property is enveloped by immaculately maintained garden grounds extending to approximately 1.35 acres, offering a private and tranquil setting ideal for both refined entertaining and family enjoyment. The grounds include a greenhouse, summer pavilion, dog kennels, outbuilding and a timber shed. A sweeping carousel driveway provides an impressive approach to the property and leads to a double car port, ensuring ample parking and convenience.

Of particular note, the lower section of the garden offers potential for a development plot, subject to the relevant planning consents, presenting an attractive opportunity for future enhancement.





CARNOUSTIE: COASTAL LIVING WITH CHARACTER AND COMMUNITY

Positioned within the highly desirable coastal town of Carnoustie on the Angus shoreline, the property occupies an enviable setting renowned for the world-famous Carnoustie Golf Links and its sweeping sandy beach. Carnoustie offers an elegant blend of coastal tranquillity and refined living, with scenic shoreline walks, a strong sense of community, and an excellent selection of boutique shops, cafés and local amenities, all framed by the town's rich architectural heritage.

The nearby city of Dundee and the surrounding Angus countryside further enhance the appeal

of this exceptional location. Dundee is a vibrant and culturally rich city, home to respected universities, the iconic V&A Dundee, and an increasingly sophisticated dining and retail scene. Beyond the city, the rolling Angus countryside, picturesque villages and dramatic coastline provide a wealth of leisure and lifestyle opportunities. Excellent road and rail links ensure effortless connectivity, allowing Carnoustie to offer the perfect balance of serene coastal living and convenient access to the wider regions of Scotland.





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0141 530 2021

EAST LoTHIAN

33 WESTGATE, EH39 4AG
01620 893 481

BORDERS

01890 880 008

PLEASE NOTE:

The following items are to be included within the sale:

All window coverings, floor coverings, light fittings, lounge wall mounted mirror, dining room wall mounted mirror, sitting room wall mounted mirror and granite dining table.

The Kubota G23 ride on lawnmower is may be available to purchase upon separate negotiation subject to valuation. Garden statutory and ornamentals, bird baths to include all natural stone feature troughs, stathel stones, planters, pots, weathervane (over car port) overall are specifically excluded from the sale.

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.