



**McEwan Fraser Legal**

Solicitors & Estate Agents

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28 Court Hillock Gardens

KIRRIEMUIR, ANGUS, DD8 4JZ



ANGUS

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KIRRIEMUIR

Situated in the very heart of Angus, the township of Kirriemuir is well known as “The Gateway to the Glens” and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustle and bustle of modern life.

The “Wee Red Toon” as it is known, with its traditional charm, offers all the olde worlde ambience of a township steeped in history. At one time home weaving was the main industry in the town and the area is also thought to be of some ecclesiastical importance. These days, however, Kirriemuir is mostly renowned as the birthplace of Peter Pan and the original home of its creator, JM Barrie, is now a local museum. Bonfest is the annual celebration of the life and music of rock legend Bon Scott. In 2016 a life-sized bronze statue of Bon was unveiled in the town.

Nearby Glamis Castle, the childhood home of HRH Queen Elizabeth, the Queen Mother and the Angus Folk Museum draw visitors to the area for most of the year and the Camera Obscura can provide outstanding countryside views. Within the town itself, there are two primary schools, Northmuir and Southmuir and also Webster’s High School, which are a five-minute walk from the property

Shops, museums and cafes provide a choice of local services, however, the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.



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KIRRIEMUIR, ANGUS, DD8 4JZ

COURT HILLOCK GARDENS

We are delighted to offer this immaculately presented detached bungalow forming part of a popular location, which is situated on a large corner plot with professionally landscaped gardens.

The accommodation comprises of an entrance vestibule with fitted storage cupboard and access to the main hallway which has two fitted storage cupboards and access to all accommodation. The bright and spacious lounge/dining room overlooks the front and side of the property with a feature electric fireplace. The kitchen is fitted wall and base units and integrated appliances and white goods which are included in the sale. The utility room leads out to the conservatory/second reception room and rear garden.

There are three double bedrooms accessed from the main hallway with the master benefiting from an en-suite shower room. All the bedrooms have fitted wardrobes. There is a cupboard, which has been used as a small study area, which provides access to the loft. The main bathroom enjoys a suite comprising of WC, wash hand basin and bath with shower over.

The property also benefits from double glazing and gas central heating.

The driveway lies to the front of the property laid in mono-block and providing off-street parking for a number of vehicles and leads to the attached garage. The garage benefits from electric door and power. There is a summerhouse which is situated in the garden and is included in the sale. The professionally landscaped garden areas to front and sides are easily maintained.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.





DETAILS & SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 4.20m (13'9")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Utility	2.60m (8'6") x 1.70m (5'7")
Office	1.70m (5'7") x 1.10m (3'7")
Conservatory	3.80m (12'6") x 1.70m (5'7")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
En-suite	2.40m (7'10") x 2.00m (6'7")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.80m (9'2")
Bathroom	3.30m (10'10") x 2.10m (6'11")
Garage	5.10m (16'9") x 3.00m (9'10")
Workshop	3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m²): 118m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, fitted appliances and light fittings.

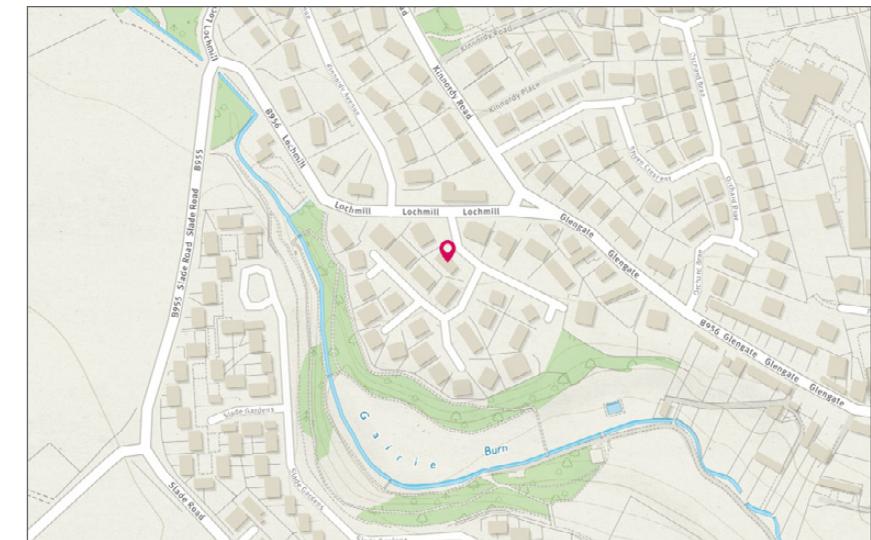


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