



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Wellbank**

KIRRIEMUIR, ANGUS, DD8 4BZ





# ANGUS

DD8 4BZ

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## KIRRIEMUIR

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

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.

Shops, museums, and cafes provide a choice of local services and other Angus towns of Forfar, Arbroath, Brechin, and Carnoustie, also well situated for easy access to the A90 dual carriageway and in great commuting distance of both Dundee and Aberdeen.





# 8

## WELLBANK KIRRIEMUIR, ANGUS, DD8 4BZ

An opportunity has arisen to acquire this stone built villa in this most sought after residential location of Kirriemuir. The unique property requires upgrading and modernisation to form an exceptional residence.

Internally the property would benefit from complete upgrading and refurbishment, and decoration throughout.

As you enter the property you have direct access to the galley kitchen, which has a wide variety of wall and base mounted units and the shower room, both are dated but serviceable in the short term. As you move through the kitchen you are greeted with a well-proportioned open plan living/dining area with a great amount of space on offer for a wide range of furniture styles.

The bright double bedroom overlooks the front garden and offers a blank canvas.

The property has a pleasant southwest aspect and benefits from a small conservatory with patio door leading to the low maintenance garden, private driveway with access gates and two outbuildings, which would work well as a workshop or additional storage.







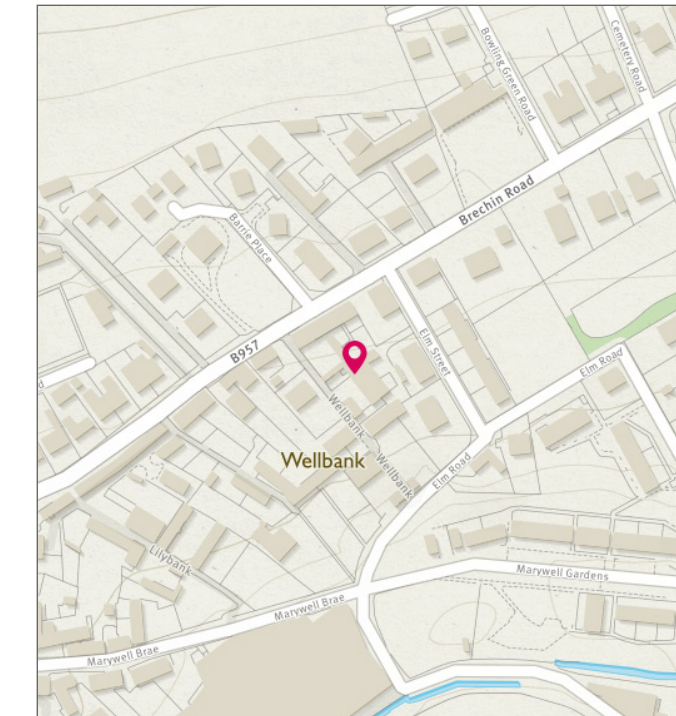
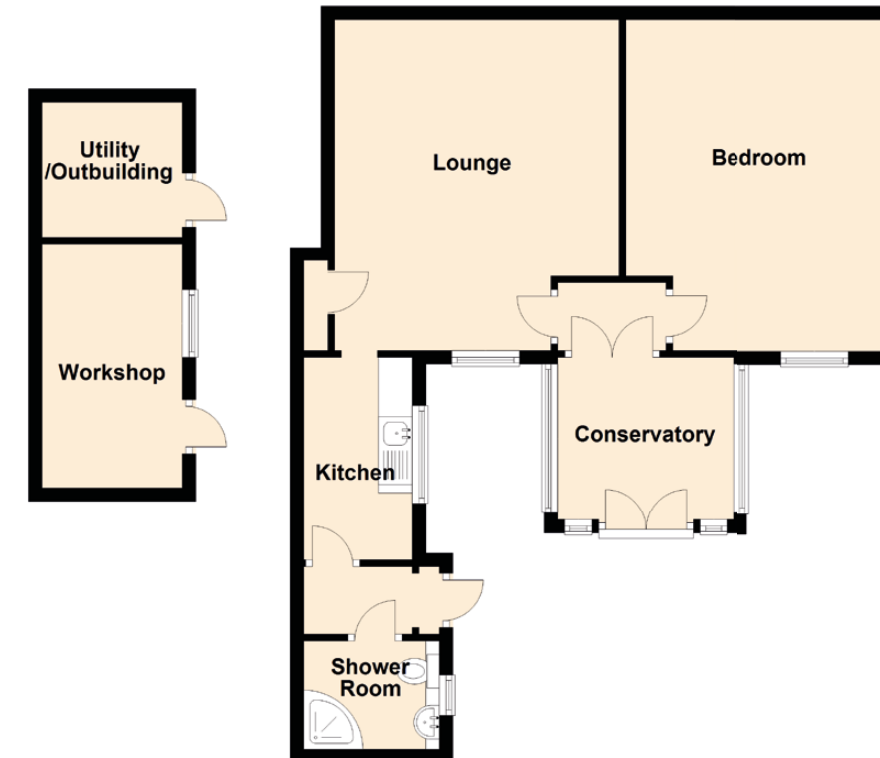
# DETAILS & SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Bedroom	4.90m (16'1") x 3.90m (12'10")
Lounge	5.20m (17'1") x 4.20m (13'9")
Kitchen	3.00m (9'10") x 1.50m (4'11")
Shower Room	2.00m (6'7") x 1.60m (5'3")
Conservatory	2.60m (8'6") x 2.40m (7'10")
Utility/Outbuilding	2.06m (6'9") x 2.00m (6'7")
Workshop	3.60m (11'10") x 2.06m (6'9")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): This property is "SOLD AS SEEN"








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Text and description  
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Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



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