

72 Glengate

ANGUS, KIRRIEMUIR, DD8 4JG



Charming, warm and comfortable, this is a three-bedroom home with heaps of character and appeal



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange is available for this gem of a villa in true “walk-in” condition. We are delighted to introduce this immaculate, well-equipped three-bedroom home that is in move-in condition. Conveniently located for all local amenities, Glengate is a popular residential area of the Town. The house has a garden to the side of the building to the front door.

THE LOUNGE/KITCHEN



Freshly decorated, this home is ready to walk into with three bedrooms, an open-plan lounge, dining room, kitchen, family bathroom and guest cloakroom. The lounge benefits from dual-aspect and the stripped wooden floors add style to this home. The Kitchen is modern with contemporary décor in a country style. A dining area adds to the enjoyment of the space that is flooded with natural daylight.





By the front door is the guest cloakroom with a toilet and basin. A carpeted staircase turns and rises to the upper floors. On the first floor are two spacious double bedrooms each with built-in storage. The family bathroom has a three-piece white suite with a shower over the bath and a glazed screen.

THE BATHROOM



BEDROOM 2



BEDROOM 3





The staircase continues to the upper floor with the master bedroom again offering built-in storage and ample space to add a desk. Internally the accommodation is in excellent decorative order throughout. Beautifully presented with more than a touch of warmth, this home is sure to please.

THE MASTER BEDROOM





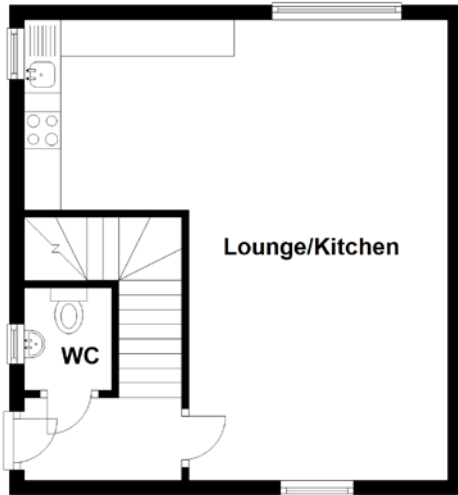
Externally, there is a small garden to the front door, enclosed with mature hedging creating a perfect spot for relaxing. The gardens are neat and well laid making the most of the space. There is ample on-street parking.

EXTERNALS

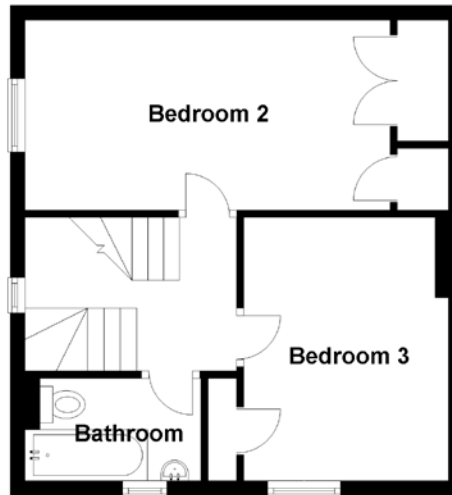


FLOOR PLAN, DIMENSIONS & MAP

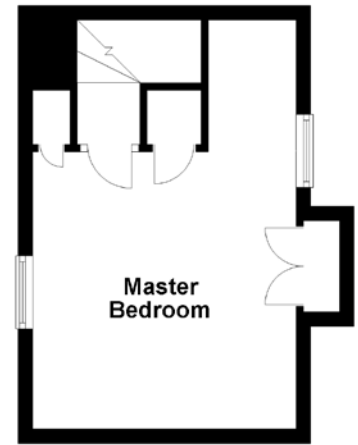
Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor
Lounge/Kitchen
WC

6.30m (20'8") x 5.80m (19')
1.40m (4'7") x 1.20m (3'11")

First Floor
Bedroom 2

5.00m (16'5") x 2.60m (8'6")

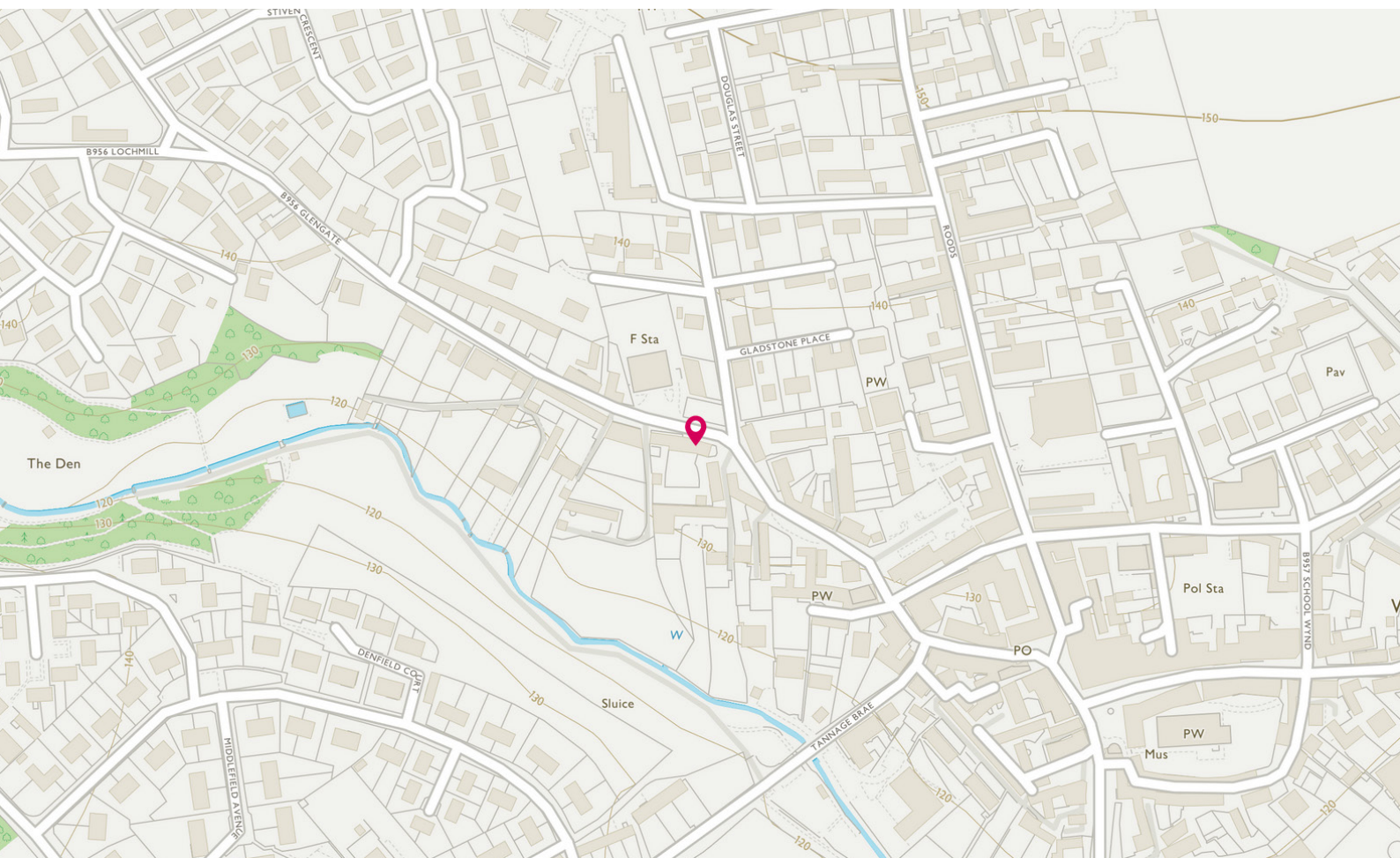
Bedroom 3
Bathroom

3.50m (11'6") x 2.80m (9'2")
2.70m (8'10") x 1.40m (4'7")

Second Floor
Master Bedroom

5.60m (18'4") x 3.60m (11'10")

Gross internal floor area (m²): 100m²
EPC Rating: C



THE LOCATION

Glengate is located in the heart of Kirriemuir and is situated within close proximity to local schools, shops, town centre, woodland walks and golf course. Kirriemuir itself is ideally placed for easy access to the nearby Angus Glens plus the cities of Dundee, Perth and Aberdeen. All local amenities and services are nearby.





The town offers a broad cross-section of social, leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee Aberdeen A90 dual carriageway that connects to major routes North and South. A charming town with winding narrow streets, Kirriemuir - 'Gateway to the Glens' - makes a captivating base for living in and exploring the beautiful braes of Angus. Kirriemuir sits approximately 5 miles north of Forfar and her most famous son was the author JM Barrie, the creator of Peter Pan. Barrie gifted a camera obscura to the people of the town from which you can enjoy stunning panoramic views of the surrounding countryside. Birdwatchers will enjoy a visit to the nearby Royal Society for the Protection of Birds (RSPB) reserve at Loch of Kinnordy, home to many wetland birds. Glamis Castle is on the "doorstep" so plenty to keep you occupied. With excellent schools and sports and leisure facilities, Kirrie is a great place to raise a family.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



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GRANT LAWRENCE
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ALLY CLARK
Designer

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