



*DELIGHTFUL COTTAGE WITH TWO BEDROOMS  
ON THE GROUND FLOOR AND TWO ATTIC ROOMS*



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Part exchange is available for this gem of a cottage. Conveniently located for all local amenities, Henry Street is a popular residential area of the town. The cottage has a large garden to the front of the building giving an ideal spot for a keen gardener to enjoy the peace and quiet of the local area.

The drive and garage are wonderful assets. This home offers two bedrooms, a lounge, a conservatory or sun lounge, the kitchen, and a shower room along with two attic rooms, accessed by a staircase, for storage or hobbies. The modern kitchen is well stocked with units in a white finish, slab style with contrasting worktops and back-splash. There is an electric hob and an electric built-under oven. The kitchen is plumbed for a washing machine. The lounge has a window to the garden. Bedroom two is located off bedroom one and could be utilised as a home office or a dressing room. The shower room is modern with a large walk-in shower and wet-wall finish.

This home has bags of character and the garden is easily maintained. Offered in a true "walk-in" condition, this home is not in an onward chain.

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## The Kitchen







**Bedroom 1**





**Bedroom 2**







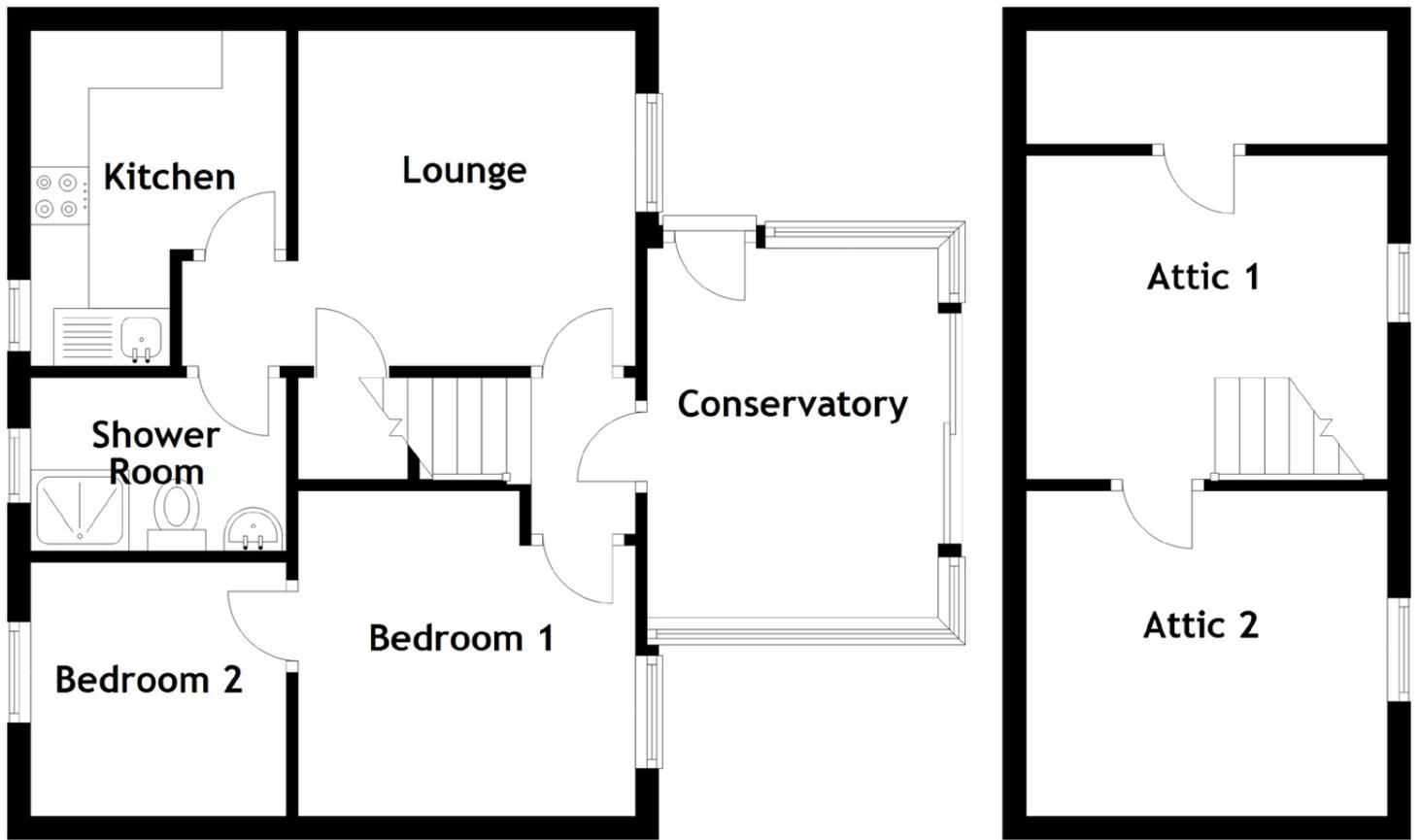
**Attic 1**





**Attic 2**





### Approximate Dimensions

(Taken from the widest point)

Lounge	3.90m (12'10") x 2.80m (9'2")	Gross internal floor area (m <sup>2</sup> ): 44m <sup>2</sup> EPC Rating: C
Kitchen	3.00m (9'10") x 2.20m (7'3")	
Conservatory	3.20m (10'6") x 2.50m (8'2")	Extras (Included in the sale): Washing machine, fridge freezer, two TVs, blinds & carpets.
Bedroom 1	3.00m (9'10") x 2.90m (9'6")	
Bedroom 2	2.20m (7'3") x 2.20m (7'3")	
Shower Room	2.20m (7'3") x 1.50m (4'11")	
Attic 1	3.10m (10'2") x 2.80m (9'2")	
Attic 2	3.10m (10'2") x 2.90m (9'6")	





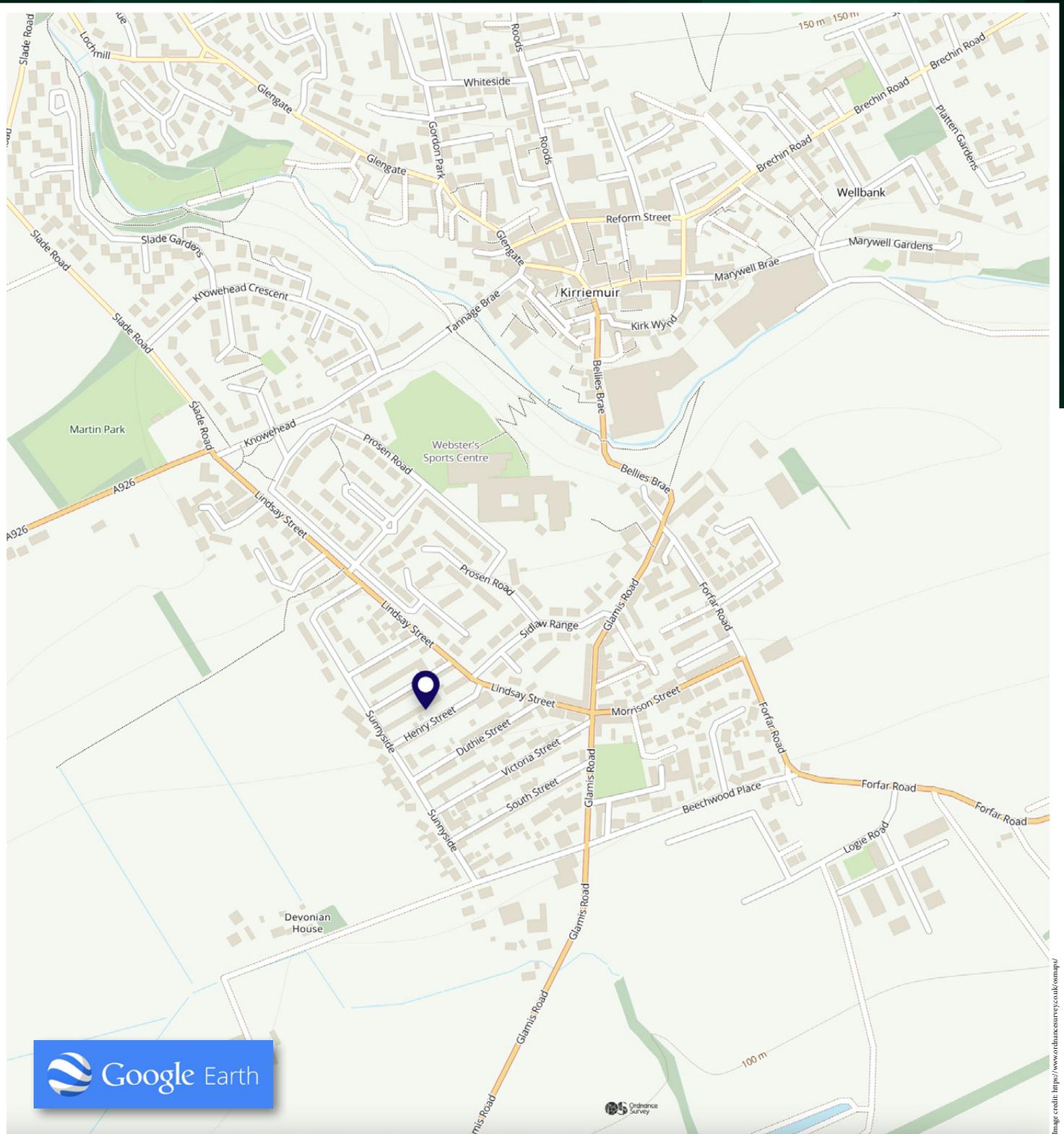
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Kirriemuir, or “Kirrie” as it’s often referred to, is the gateway to the glens of Angus, where Munro baggers have 10 to tick off on their list. The Angus town’s winding streets and subtle red sandstone properties would have been familiar to JM Barrie, whose childhood home is now a museum to the Peter Pan author, with the 17th Century former Town House also a museum. Another one-time resident, Bon Scott, lead singer with Aussie rock band AC/DC, is remembered fondly with a statue encouraging “selfies” for fans drawn from all over the world. But homebuyers are more likely to be attracted by a range of modern-day facilities.

Henry Street is located on the south side of Kirriemuir and is situated within proximity to local schools, shops, the town centre, woodland walks and a golf course. 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. 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.

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## The Location



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