

12 Court Hillock Gardens

KIRRIEMUIR, ANGUS, DD8 4JZ



BEAUTIFULLY PROPORTIONED
FIVE-BEDROOM HOME



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Part exchange is available for this dream home in walk-in condition. McEwan Fraser Legal is delighted to introduce this immaculate, beautifully presented five-bedroom home that is in move-in condition. Conveniently located for all local amenities, Court Hillock Gardens is a popular residential area of the town.

Freshly decorated, this home is ready to walk into with accommodation over split level comprising, on the ground floor: entrance hall, sitting room or bedroom five which is currently utilized as a library (for the avoidance of doubt, the bookcases will not be remaining), a kitchen/dining room, and a formal dining room, utility room, and a guest cloakroom with WC. There is also access to the large double garage.

The half-landing leads to a gorgeous, elegantly proportioned, lounge with five windows encouraging the daylight to pour in. A feature fireplace anchors this spacious room. On the first floor the master bedroom with en-suite shower room, there are three further double bedrooms with built-in wardrobes and the family bathroom.





The kitchen is modern with contemporary décor in a monochrome design. This room is spacious, comfortable and bright with dedicated space for dining and family time. Bi-fold doors open to the dining room and add to the enjoyment of a space that is flooded with natural daylight.

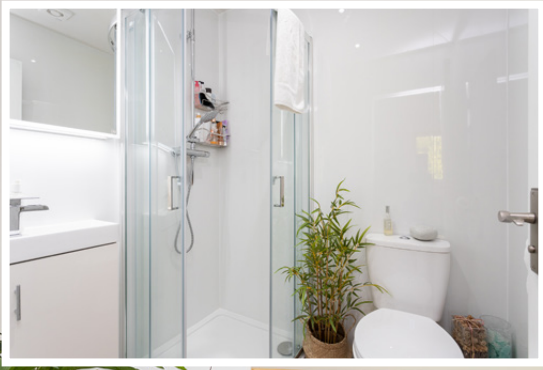






Dining Room





Bedroom 1





Bedroom 2





Bedroom 3





Bedroom 4

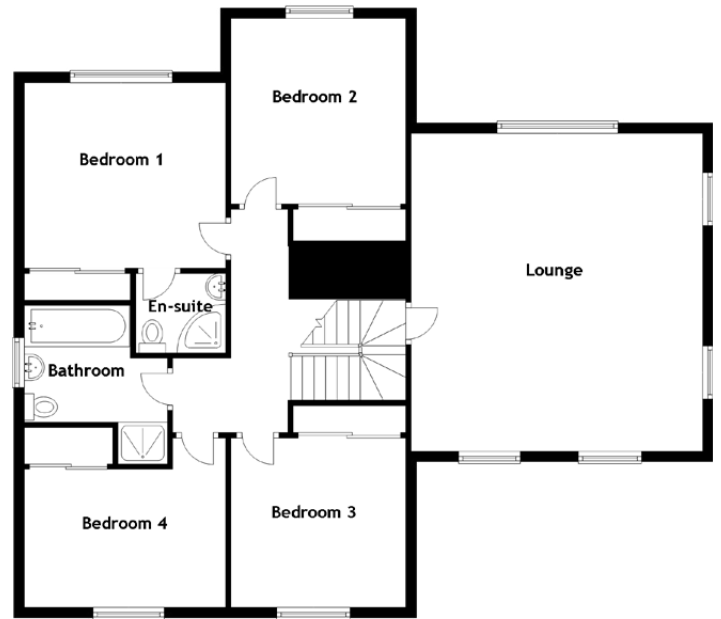
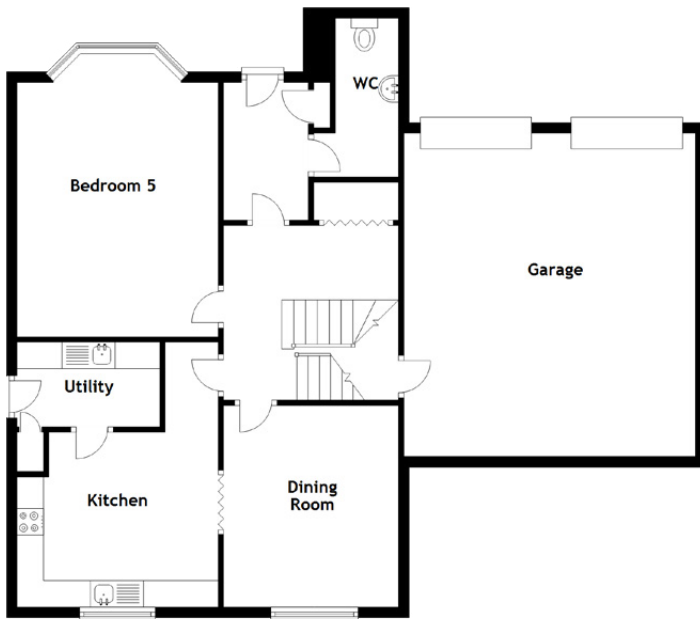


The library is currently well employed as a home office and sitting room but this spacious public room is very adaptable to family requirements. A beautiful bay window overlooks the front garden. The family bathroom offers a bath for soaking in and a walk-in shower cubicle for convenience. A vanity unit and wet-wall styling keeps the space clean and clutter-free. Internally the accommodation is in excellent decorative order throughout. Beautifully presented with more than a touch of warmth, this home is sure to please.









Approximate Dimensions

(Taken from the widest point)

Lounge	6.00m (19'8") x 5.50m (18'1")	Bathroom	2.70m (8'10") x 2.20m (7'3")
Kitchen	5.00m (16'5") x 3.80m (12'6")	En-suite	1.70m (5'7") x 1.50m (4'11")
Dining Room	3.80m (12'6") x 3.30m (10'10")	WC	3.00m (9'10") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")	Utility	2.70m (8'10") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")	Garage	6.10m (20') x 5.50m (18'1")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")		
Bedroom 4	3.80m (12'6") x 2.60m (8'7")	Gross internal floor area (m ²):	185m ²
Bedroom 5	4.80m (15'9") x 3.80m (12'6")	EPC Rating:	C



Externally, the gardens are neat and well laid making the most of the space. The front of the house offers a lawn and mature shrub beds. There is a double garage and a good size drive. Viewing is highly recommended.

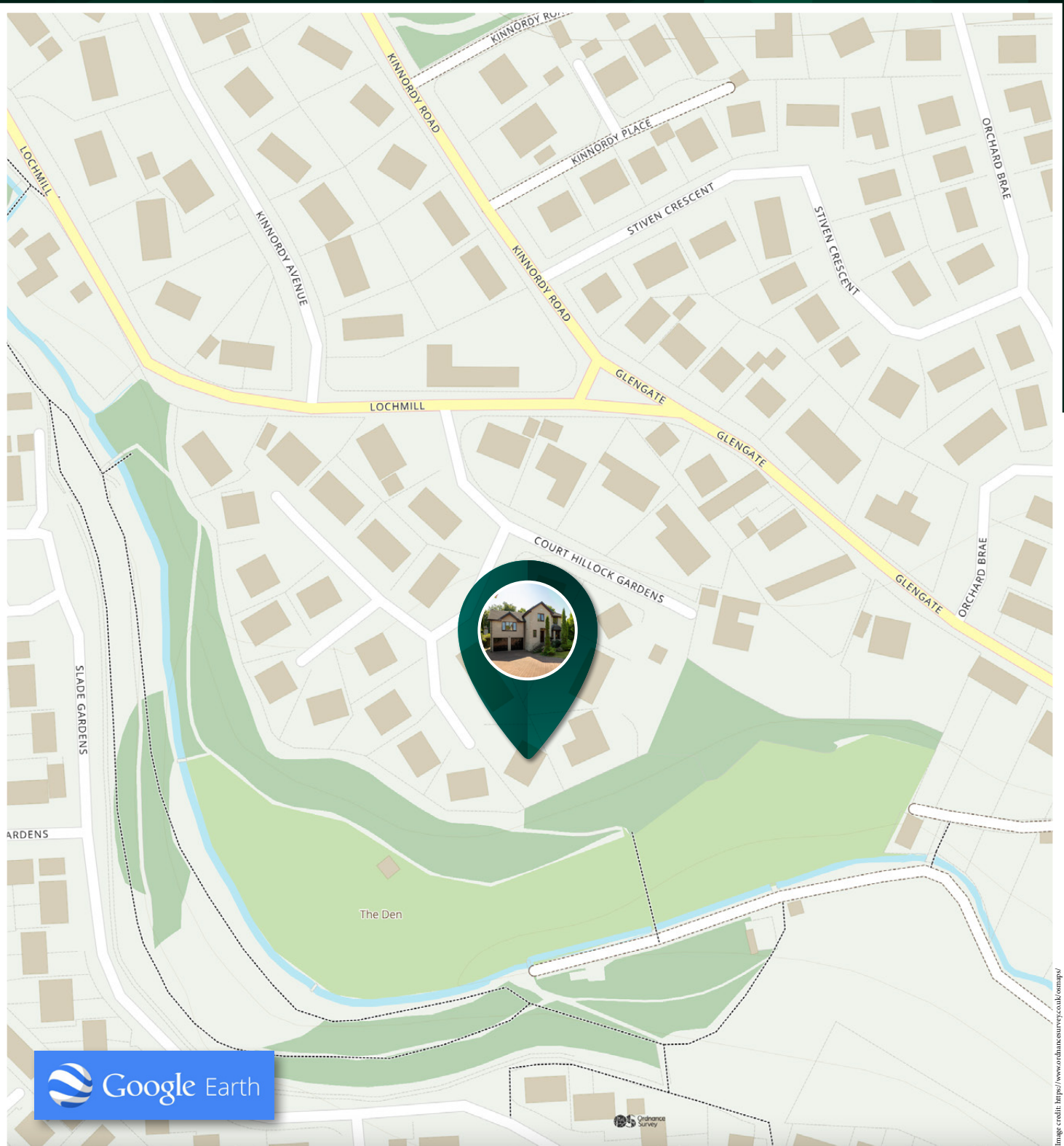




Located to the West of Kirriemuir, this home is situated within close proximity to local schools, shops, the town centre, woodland walks and a golf course. Kirriemuir itself is ideally placed for easy access to the nearby Angus Glens plus the cities of Dundee, Perth and Aberdeen. All local amenities 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.

The Location



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