

21 Cortachy Crescent

NORTHMUIR, KIRRIEMUIR, DD8 4TP



Highly desirable bungalow with two bedrooms and a garage. Spacious accommodation and plenty of storage.



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Part exchange is available for this gem of a Bungalow waiting for you to put your stamp on it. We are delighted to introduce this desirable two-bedroom bungalow with gardens back and front, a drive capable of parking several cars, and a detached garage. Conveniently located for all local amenities, Cortachy Crescent is a popular residential area of the town.

THE LOUNGE



In need of some TLC, this home offers a lounge, kitchen with a dining area, two bedrooms and a bathroom. The spacious lounge benefits from a window to the front of the house.

THE KITCHEN



The kitchen offers ample floor and wall units and a door from here opens to the side of the house.



The bathroom offers a coloured suite with a bath, vanity basin and toilet. Two double bedrooms each have built-in storage and complete the accommodation. The accommodation will allow you to be creative and is impressively spacious.

THE BATHROOM



BEDROOM 1



BEDROOM 2

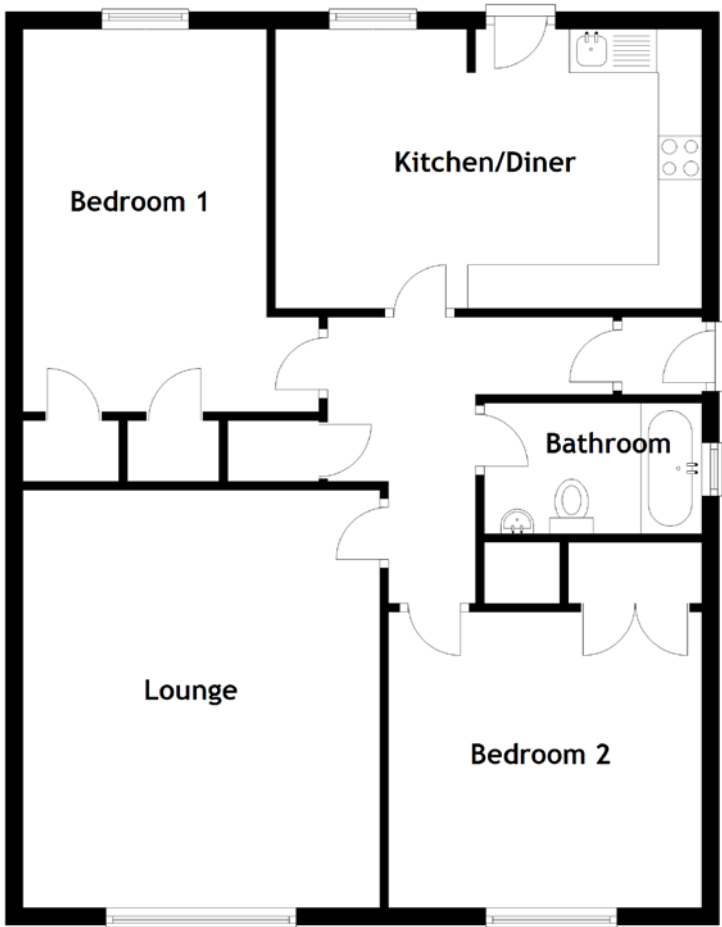


Externally, there are gardens to the front mostly laid to gravel for convenience, with a drive to the garage. To the back, the garden is divided between the drying green, vegetable beds and an area of lawn.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

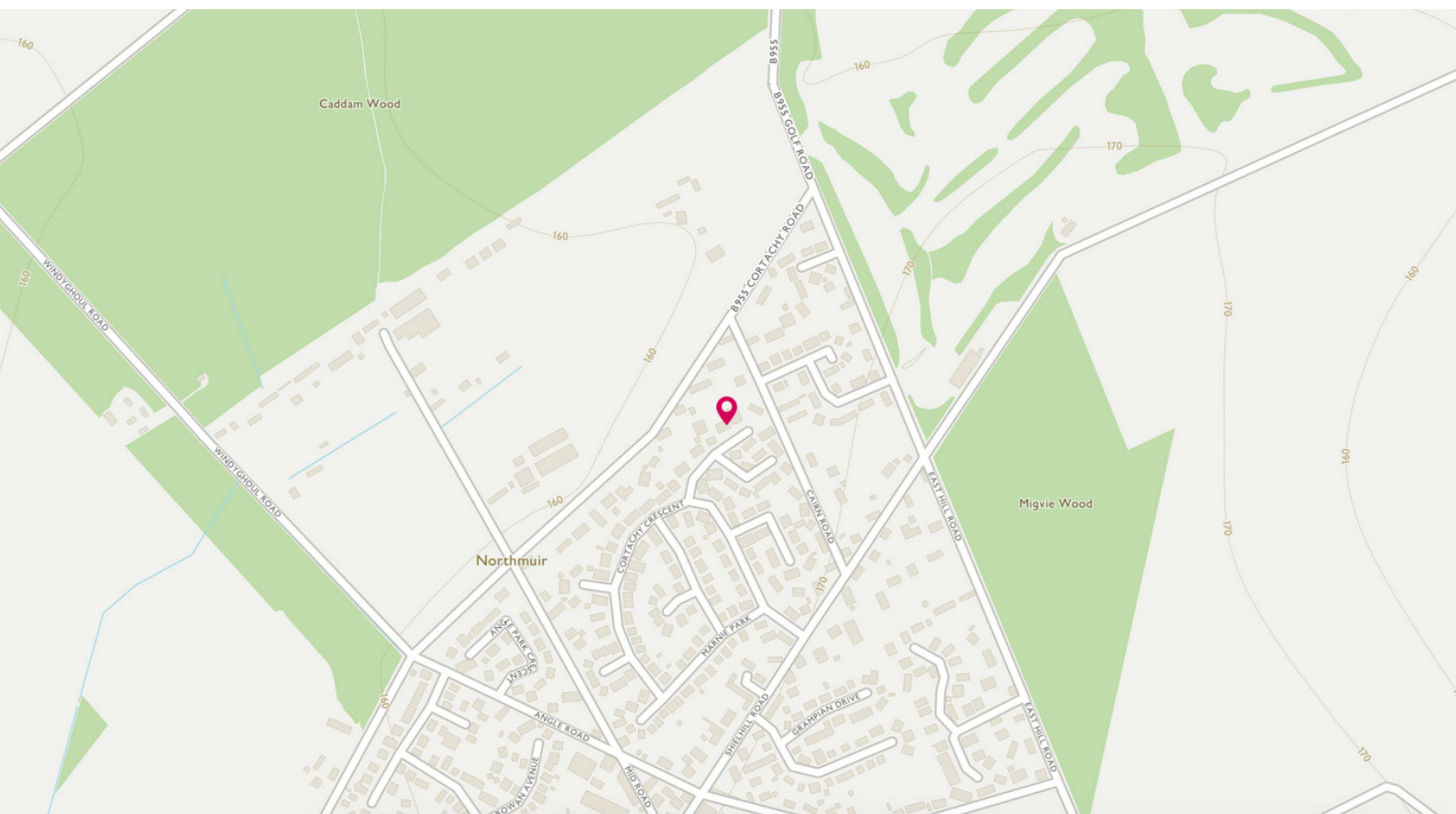


Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.10m (13'5")
Kitchen/Diner	4.90m (16'1") x 3.40m (11'2")
Bedroom 1	4.40m (14'5") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 81m²

EPC Rating: D



THE LOCATION

Cortachy Crescent, Northmuir, is located in the sought after residential area to the North East 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. 'Lyallbrae,' sits in a desirable and modern area within a nice size plot. All local amenities and services are nearby. Kirriemuir 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 which 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.



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