



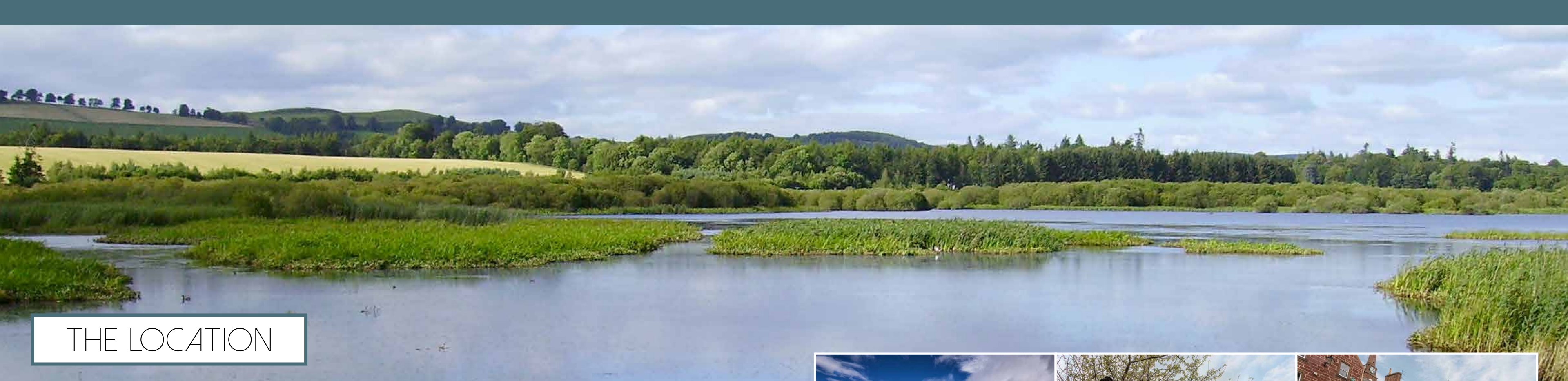

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KIRRIEMUIR, ANGUS, DD8 4HD



THE LOCATION

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

of modern life. The “Wee Red Toon” as it is known, with its traditional charm, offers all the olde worlde ambience of a township steeped in history. At one time home weaving was the main industry in the town and the area is also thought to be of some ecclesiastical importance. These days, however, Kirriemuir is mostly renowned as the

birthplace of Peter Pan and the original home of its creator, JM Barrie, is now a local museum. Bonfest is the annual celebration of the life and music of rock legend Bon Scott.

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. Within the town itself, there are two primary schools, Northmuir and Southmuir and also Webster’s High School, which are a five-minute walk from the property.





THE PROPERTY

Fully renovated contemporary two bedroom flat occupies the top floor of this traditional sandstone building. The property, in brief, comprises; An "L" shaped entrance hall, allowing access to all accommodation on offer with generous storage cupboard.

Bright and spacious living room, with south facing double glazed window to the front of the property, allows an abundance of natural light to fill the room. Just

of the living room, you find the fully fitted kitchen with modern wall and base mounted units with complimentary worktops, stylish stainless sink, and strainer, Hoover washing machine and Ignis induction hob, oven and extractor fan.

As you move through the property you find the partially tiled, fully fitted bathroom with tiled flooring, white three-piece suite, comprising of corner

bath with electric Gainsborough shower, WC, contemporary wash hand basin and further storage. There are two well-proportioned double bedrooms, which boast excellent floor space.

This is an exceptional starter property or Buy-to-Let investment. Early viewing of this property is highly recommended.

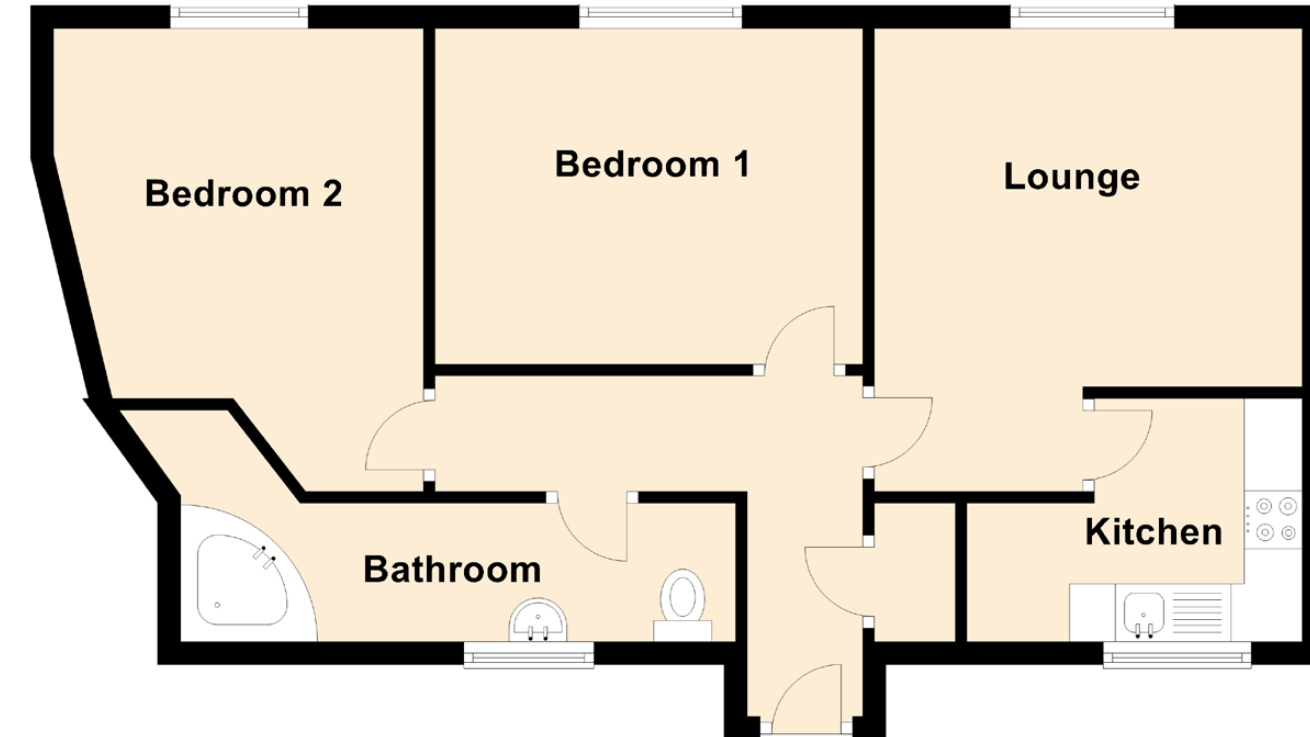




BEDROOMS & BATHROOM



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	2.90m (9'6") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bathroom	4.80m (15'9") x 2.10m (6'11")

Gross internal floor area (m²): 60m² | EPC Rating: E

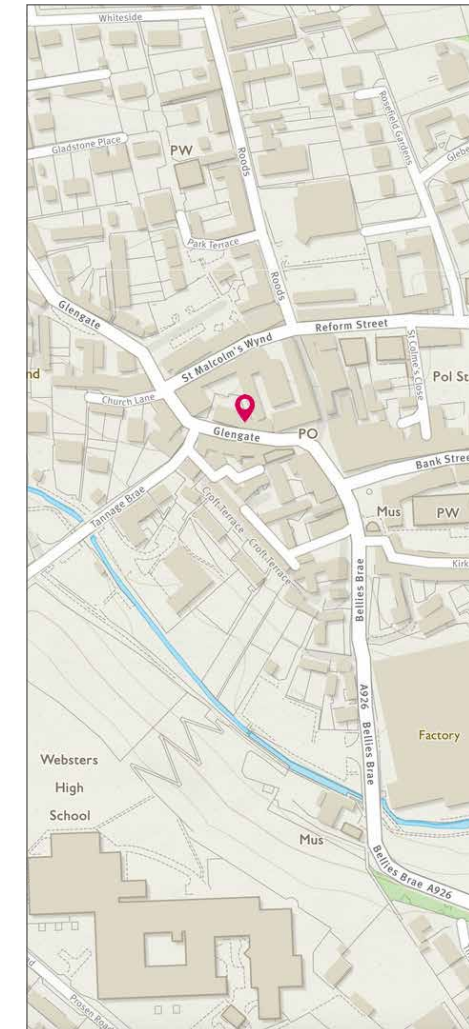
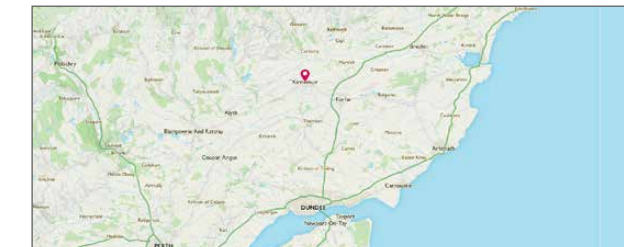


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