

20 Glamis Road

KIRRIEMUIR, DD8 5BU



End-terraced sandstone cottage, two bedrooms and box room, log burning stove in lounge, garden is at the other end of the terrace, on-street parking



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THE LOUNGE

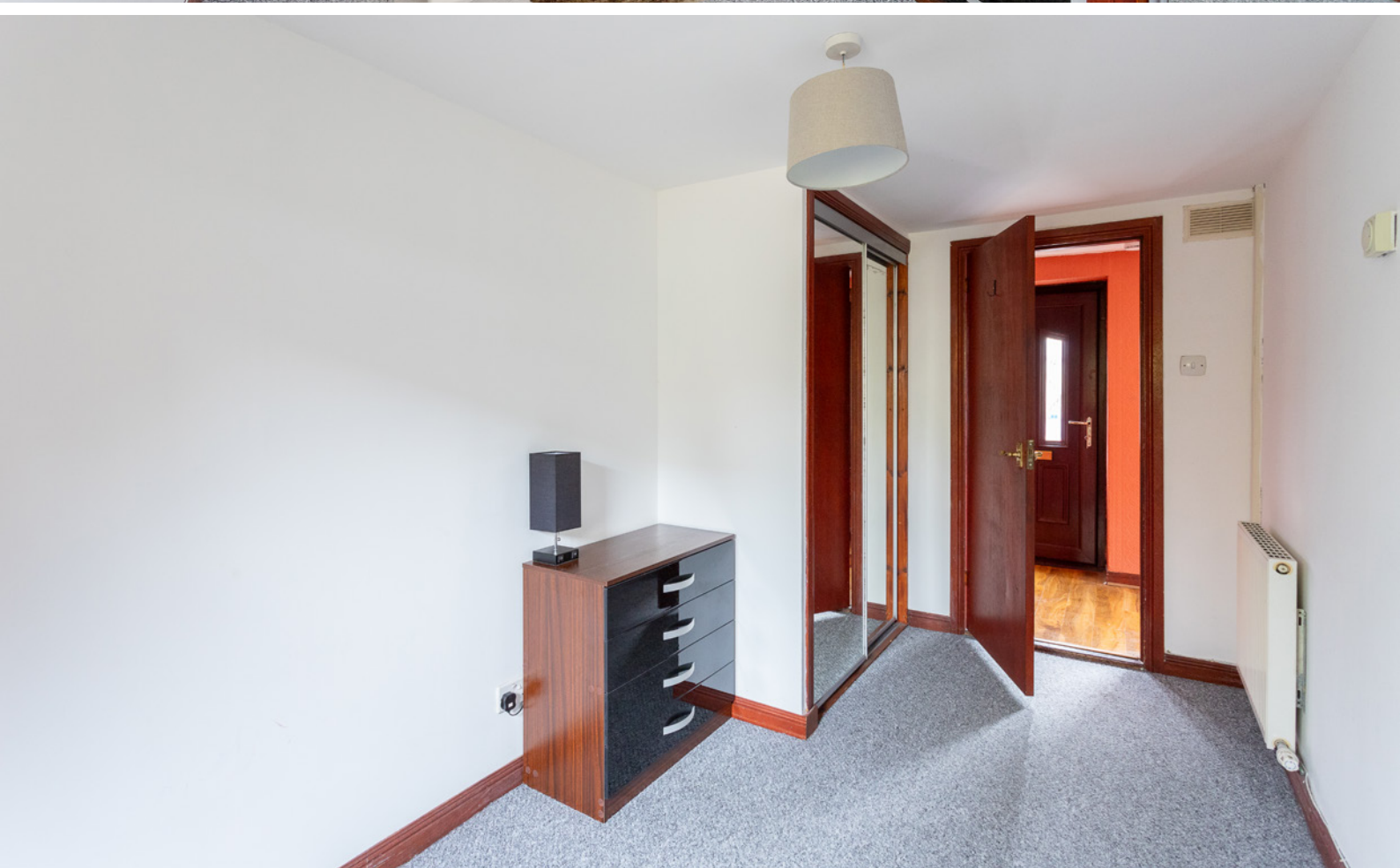


The ground floor opens with a hallway leading into a bright lounge with a log burning stove as a key focal point, creating a sociable space that feels warm and inviting. The fitted kitchen is equipped with a hob and double oven, making it ready for everyday use, while a ground floor bedroom adds flexibility, whether as a guest room, study, or comfortable main bedroom.

THE KITCHEN



BEDROOM 2





Upstairs, the landing leads to a further double bedroom, a useful boxroom ideal for storage or home office space, and a well-appointed bathroom complete with a bath and a separate shower cubicle, offering modern convenience within the home's traditional setting.

THE BATHROOM



BEDROOM 1



THE BOX ROOM



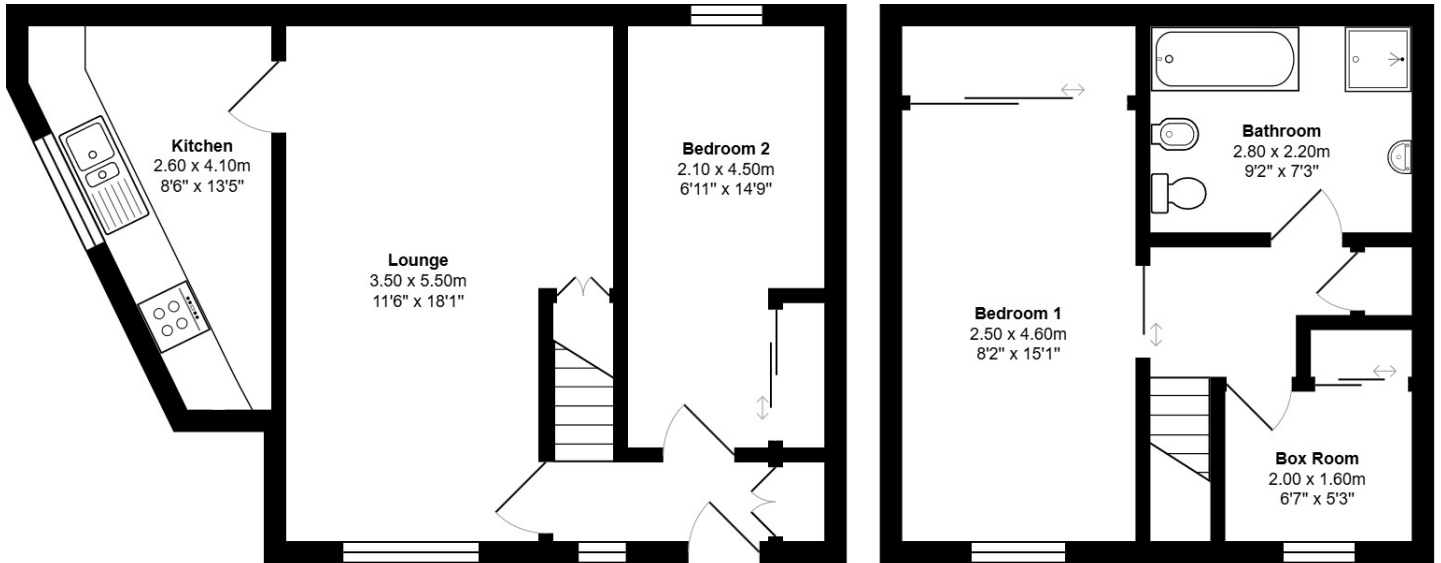
Outside, the property enjoys the benefit of a private garden situated at the end of the terrace, providing a peaceful retreat with scope for planting or outdoor relaxation. Ample on-street parking ensures practicality for residents and visitors alike.

Notably, this cottage is offered with no onward chain, providing an uncomplicated purchase opportunity. With its character sandstone façade, adaptable layout, and private garden, this home represents a rare chance to secure a period property with charm and flexibility.

EXTERNALS

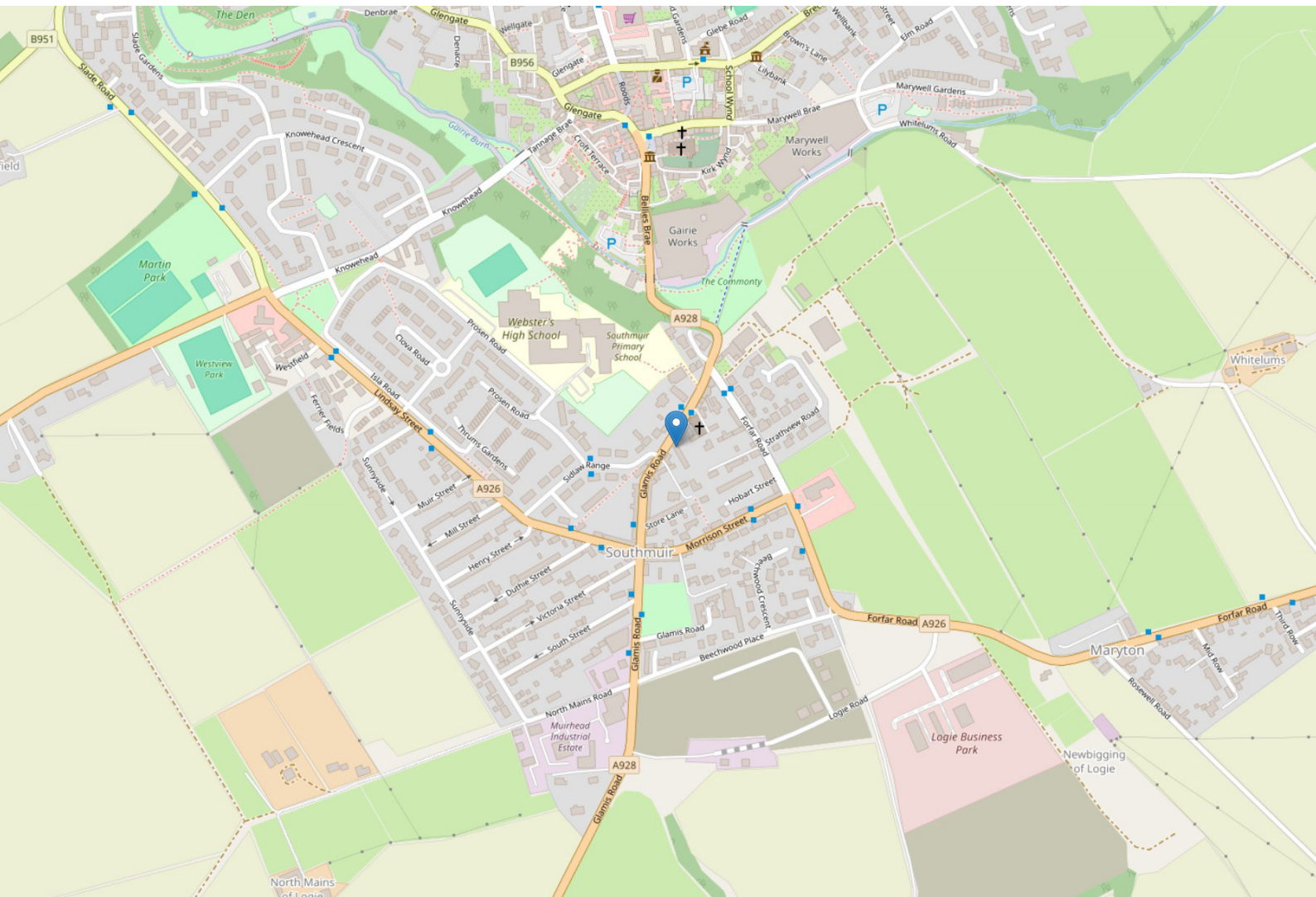


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | EPC Rating: D



THE LOCATION

Kirriemuir, often known as the “Gateway to the Glens,” is a picturesque and historic town nestled at the foot of the Angus Glens. Steeped in character and surrounded by rolling countryside, it combines the charm of a traditional Scottish burgh with the convenience of modern amenities. The town is famously the birthplace of J.M. Barrie, author of *Peter Pan*, and still celebrates its rich cultural heritage through attractions, festivals, and a strong community spirit.





Everyday life in Kirriemuir is well catered for, with a selection of independent shops, cafés, and local services, as well as primary schooling within the town and secondary provision at Webster's High School. For a wider choice of retail and leisure facilities, Forfar and Dundee are within easy reach, offering supermarkets, restaurants, cinemas, and major transport links.

The Angus Glens lie just moments away, opening up endless opportunities for walking, cycling, wildlife spotting, and outdoor pursuits, while golfers will find a range of well-regarded courses in the surrounding area. Kirriemuir also benefits from excellent road connections, with the A90 nearby providing straightforward access to Aberdeen, Dundee, and the Central Belt.

A place where heritage meets convenience, Kirriemuir offers an appealing lifestyle in a friendly community, with countryside on the doorstep and the city within easy reach. It remains one of Angus's most desirable small towns for those seeking a balanced pace of life.



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