



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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KIRRIEMUIR, ANGUS, DD8 4TL



# Kirriemuir



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 hustle and bustle 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. In 2016 a life-sized bronze statue of Bon was unveiled in the town.

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. Shops, museums and cafes provide a choice of local services, however, the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

# The Property



We are delighted to offer this beautifully presented detached bungalow forming part of a popular location.

The accommodation comprises of an entrance vestibule with fitted storage cupboard and access to the main hallway which has two fitted storage cupboards and access to all main living accommodation. The spacious lounge enjoys a south facing bay window. The kitchen diner has a range of wall mounted and floor standing storage units and ample space for table and chairs and a connecting door to a spacious utility room with fitted storage space and fitted work surface with an integral sink. A door from the utility room leads to the side garden. The second reception room includes a focal point wood burning stove, the French doors which lead to the rear garden. The third bedroom which is currently used as a third reception room is versatile and could be used as a fourth bedroom or formal dining

room. There are three bedrooms accessed from the main hallway with the master benefiting from an en-suite shower room. The main bathroom enjoys a suite comprising WC, wash hand basin and bath with shower over.

The property also benefits from double glazing and gas central heating.

The driveway lies to the front of the property laid in monoblock and providing off street parking for a number of vehicles and leads to the integral garage. The garage benefits from power. There is a wooden shed which is situated in the garden and is included in the sale. The garden to the rear is easily maintained having been laid in paving. The side garden has a variety of fruit trees.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.

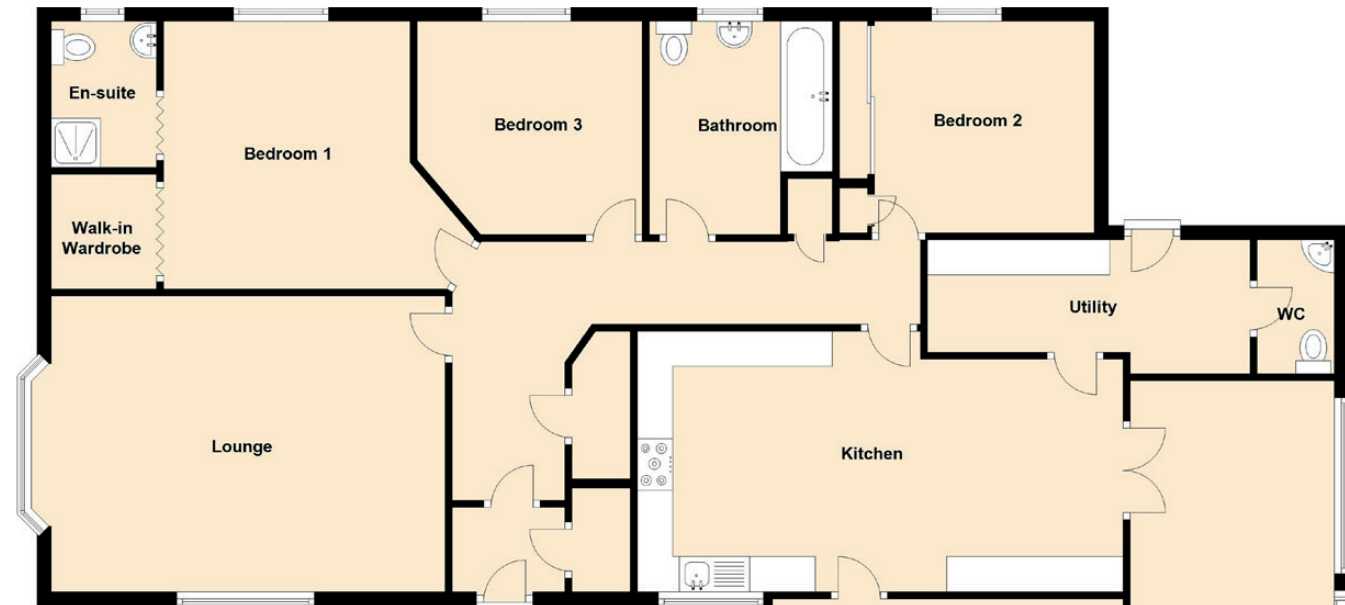
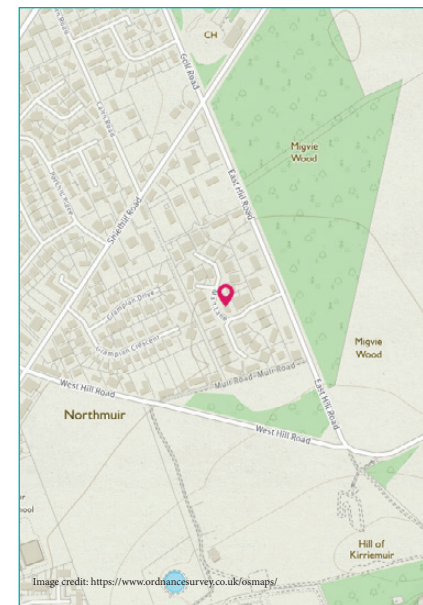








# The Details



Approximate Dimensions  
(Taken from the widest point)

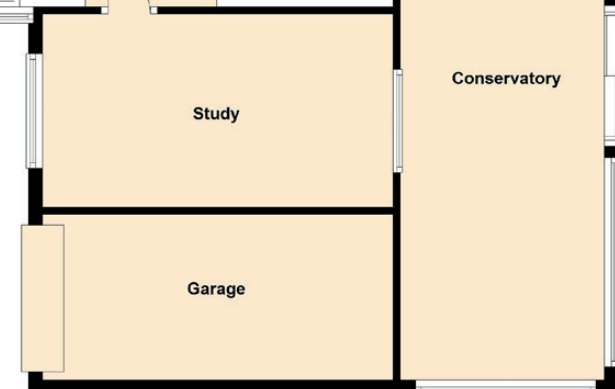
Kitchen	6.90m (22'8") x 3.70m (12'2")
Lounge	5.60m (18'4") x 4.20m (13'9")
Conservatory	8.30m (27'3") x 2.90m (9'6")
Utility	4.30m (14'1") x 1.80m (5'11")
Study	5.40m (17'9") x 2.90m (9'6")
Bedroom 1	4.70m (15'5") x 3.80m (12'6")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")

Bathroom	3.03m (9'11") x 2.60m (8'6")
En-suite	1.90m (6'3") x 1.50m (4'11")
WC	1.70m (5'7") x 1.10m (3'7")
Garage	5.40m (17'9") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, fitted appliances and light fittings.







  
Solicitors & Estate Agents

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