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**4 Wellgate**  
KIRRIEMUIR, ANGUS, DD8 4HL



# 4 Wellgate Kirriemuir, Angus, DD8 4HL

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. 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.

Property

This is a rare opportunity to purchase a two bedroom first floor flat enjoying a central location. The property is well placed for the town centre and commuter bus routes.

The accommodation consists of a hallway which provides access to all of the accommodation. The bright and spacious lounge leads into the kitchen with wall and base units and integrated appliances. The main double bedroom is a generous size. The second bedroom has a built in bookcase and could be used

as a study or single bedroom, there is access to the attic. The bathroom consists of a bath with overhead shower, toilet and basin.

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

Externally the property has a private garden area, which is mainly laid to lawn with a brick outhouse. There is a patio area for outdoor summer dining.







### Approximate Dimensions (Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.50m (14'9") x 3.00m (9'10") |
| Kitchen   | 3.00m (9'10") x 2.70m (8'10") |
| Bedroom 1 | 3.10m (10'2") x 2.80m (9'2")  |
| Bedroom 2 | 3.10m (10'2") x 1.60m (5'3")  |
| Bathroom  | 1.80m (5'11") x 1.70m (5'7")  |

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

44m<sup>2</sup>

### EPC Rating

D

### Extras (Included in the sale)

Integrated appliances, light fittings and floor coverings.

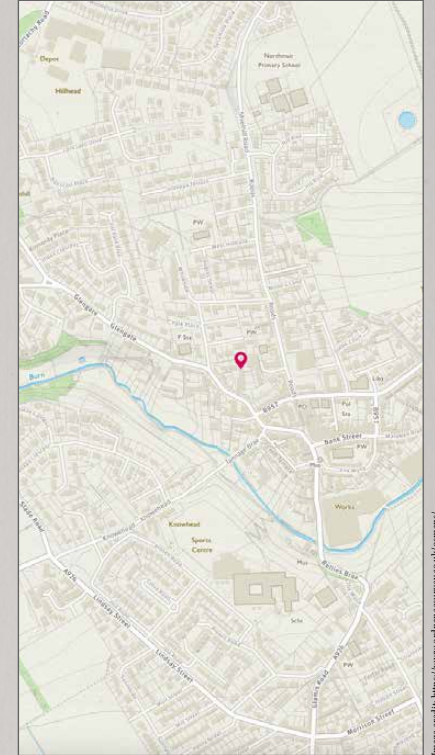


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