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2 Wilkies Land

KIRRIEMUIR, DD8 4HJ

2 WILKIES LAND 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 hustles and bustles of modern life.

The Wee Red Toon as it is known, with its traditional charm, offers all the old world 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.

This is an excellent opportunity to purchase a two bedroom cottage enjoying a central location. The property is well placed for the town centre and commuter bus routes.

The accommodation comprises of a front vestibule leading into a bright and spacious open plan lounge, dining and kitchen. The kitchen is fitted with modern wall and base units. The shower room has a toilet, basin and shower

with wet wall and vanity units. The main double bedroom is a generous size and has built-in storage. The second bedroom is split into a bedroom area and a study area. This could be used as a dressing area.

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

Externally there is a private garden with a garage.



SPECIFICATIONS

DIMENSIONS/LAYOUT/LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Kitchen	4.00m (13'1") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	4.80m (15'9") x 3.40m (11'2")
Shower Room	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²) : 75m²

EPC Rating : D

Extras (Included in the sale)

Integrated appliances, light fittings
and floor coverings.

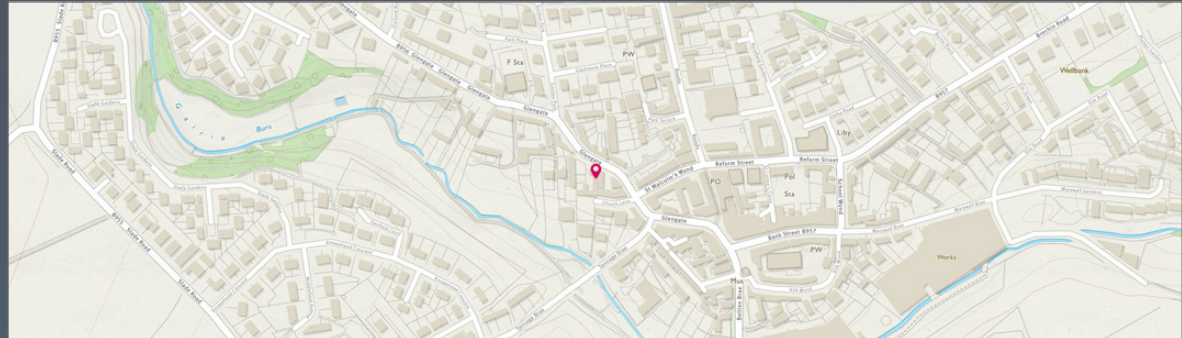
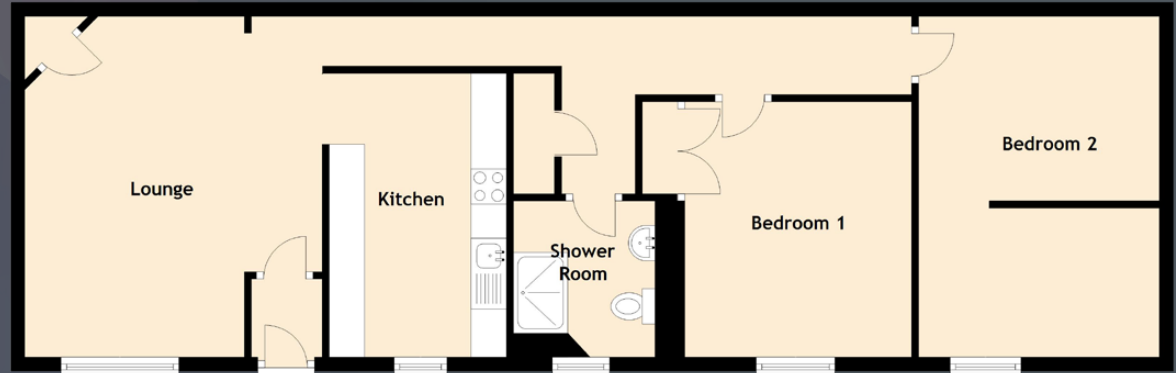


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