




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

Kinwhirrie Cottage

KIRRIEMUIR, ANGUS, DD8 4QB



THE LOCATION

The neighbouring town of Kirriemuir is only two miles away and the village of Cortachy is only one mile from the property. It is understood that Kinwhirrie Cottage is within the catchment area for both Northmuir Primary School in Kirriemuir and Cortachy Primary School and Webster's High School, Kirriemuir all of which have received excellent reviews in recent inspections. Glen Prosen is within easy reach, as is Glen Clova and the local area provides rich opportunities for golf, fishing, shooting, horse-riding, skiing, sailing, cricket etc.

In terms of commuting, the city of Dundee is only 30 minutes drive from Kinwhirrie Cottage with bus and rail links to all major cities in Scotland and with daily flight services to London city.



THE PROPERTY

'Kinwhirrie Cottage' is a traditionally built cottage nestled in a beautiful, peaceful location within the Angus Glens. It was built in the year 2000 and is constructed on two levels with a plot of land opposite the property planted with azaleas and rhododendrons.

The cottage comprises:

- 3 bedrooms (one of which is currently used as a dining room)
- 3 shower rooms and toilets
- 1 living room
- 1 study
- 1 kitchen
- parking to the front and rear of the property
- 1 garden plot
- 1 patio area

The property would be ideal for a young family, professional couple, a newly retired couple, a first-time buyer, for those seeking a holiday home or a property investor seeking a buy-to-let property.





BEDROOMS, BATHROOMS & STUDY



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.63m (15'2") x 4.20m (13'10")
Kitchen	3.70m (12'2") x 2.60m (8'6")
Dining Room/Bedroom 3	3.70m (12'2") x 2.90m (9'6")
Study	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	3.10m (10'2") x 2.80m (9'2")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Shower Room	1.90m (6'3") x 1.50m (4'11")
Upper Shower Room	2.10m (6'11") x 1.50m (4'11")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 90m²
EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, fitted appliances and light fittings. The furniture can be bought by separate negotiation for any investor.

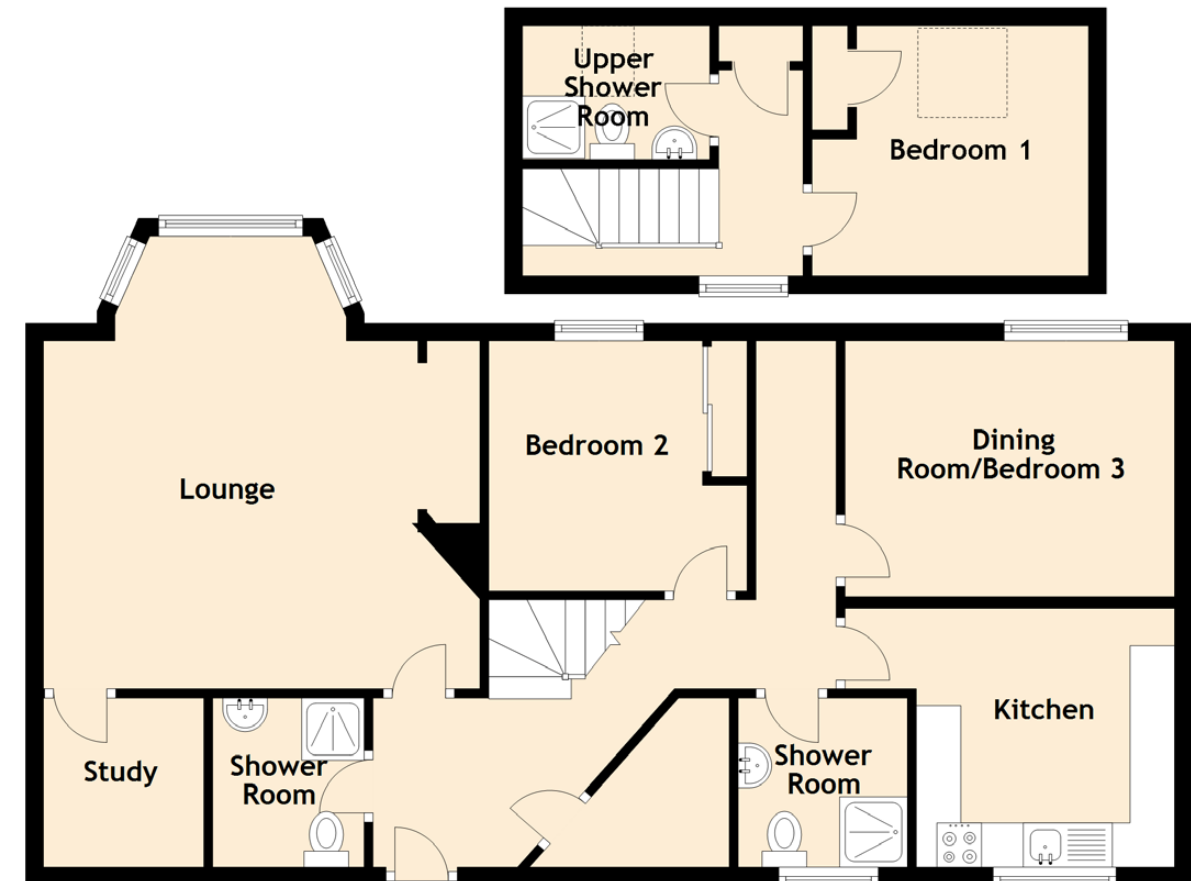


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer