

# 21 Forfar Road

MARYTON, KIRRIEMUIR, DD8 5PT



*THREE BEDROOM BUNGALOW WITH DOUBLE GARAGES AND WITH AN EXPANSIVE ATTIC*



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McEwan Fraser Legal is delighted to present this three-bedroom bungalow with double garages. Having been in the same family for over 90 years, this unique three-bedroom bungalow offers a rare opportunity to own a property steeped in local history. Once a coaching inn, the home still carries echoes of its past, with an expansive attic that once housed bunk beds for weary travellers. Now empty, this generous space presents exciting potential for conversion, subject to the necessary planning consents.

The property has evolved over the decades, with thoughtful remodelling and extensions enhancing its layout. Today, it stands ready for a new chapter, offering the perfect canvas for refurbishment and the chance to create a truly individual home tailored to your vision.

Inside, the atmosphere is immediately welcoming, with light-filled interiors and elegant proportions throughout. The spacious dining kitchen is ideal for everyday living and entertaining, while the lounge enjoys a dual aspect, drawing in natural light and offering views over the established gardens. Three well-sized bedrooms and a bathroom with its original avocado suite complete the accommodation on the ground floor.

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**Bedroom 1**





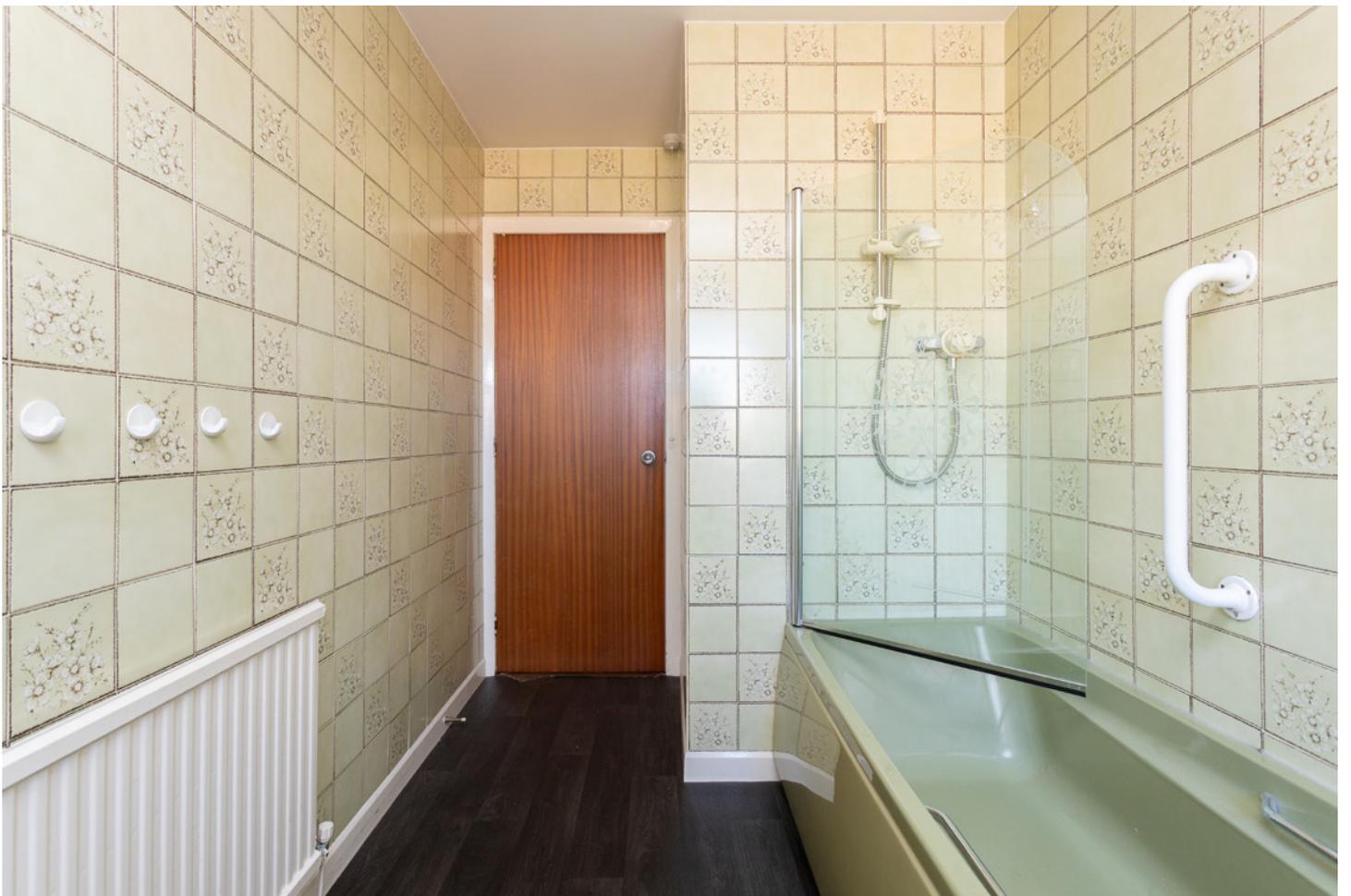
**Bedroom 2**

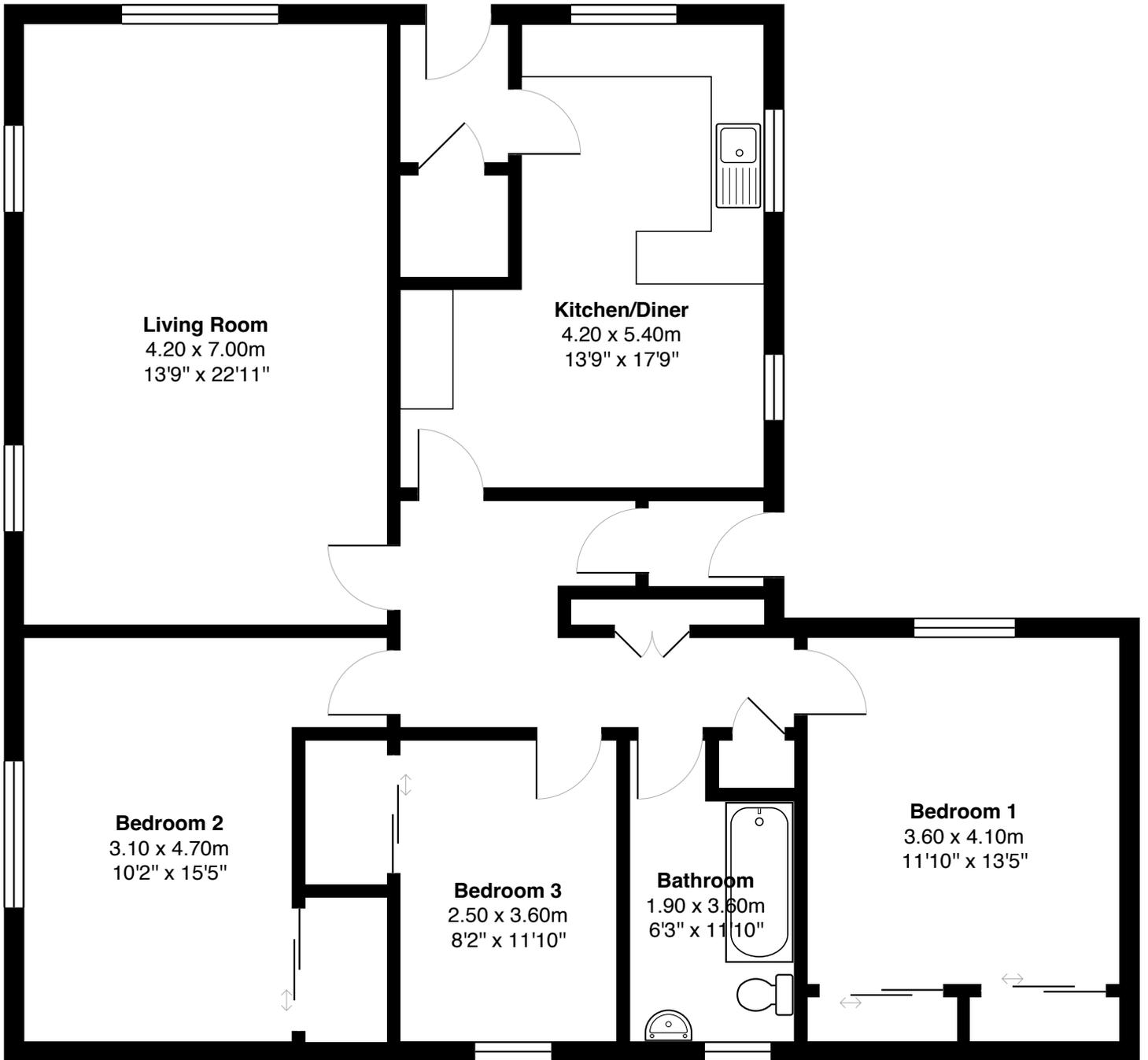




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>

EPC Rating: E

Externally, the home enjoys generous outdoor space, including a large double garage and a substantial driveway with room for multiple vehicles, a motorhome, or a caravan. The surrounding gardens are well-tended and full of charm, providing a lovely setting to relax or entertain.

This is a home with heart, history, and huge potential—a rare find in today's market and a wonderful opportunity for discerning buyers to shape something truly special.





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The village of Maryton, near Kirriemuir, offers a peaceful rural lifestyle surrounded by the natural beauty of the Angus countryside. Just a short drive from Kirriemuir itself, this small and friendly village provides a welcome retreat from the bustle of urban living, while still being within easy reach of essential amenities and services.

Set amidst rolling fields and open skies, Maryton is ideal for those seeking a slower pace of life, with opportunities for walking, cycling, and enjoying the outdoors right on the doorstep. The nearby town of Kirriemuir offers a range of local shops, cafés, schools, and healthcare facilities, ensuring convenience without sacrificing the sense of rural tranquillity.

Well-connected by road to Forfar, Dundee, and further afield, Maryton combines the charm of country living with practical accessibility. Its peaceful setting, community feel, and beautiful surroundings make it a desirable location for anyone looking to enjoy life in the heart of Angus.

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## The Location

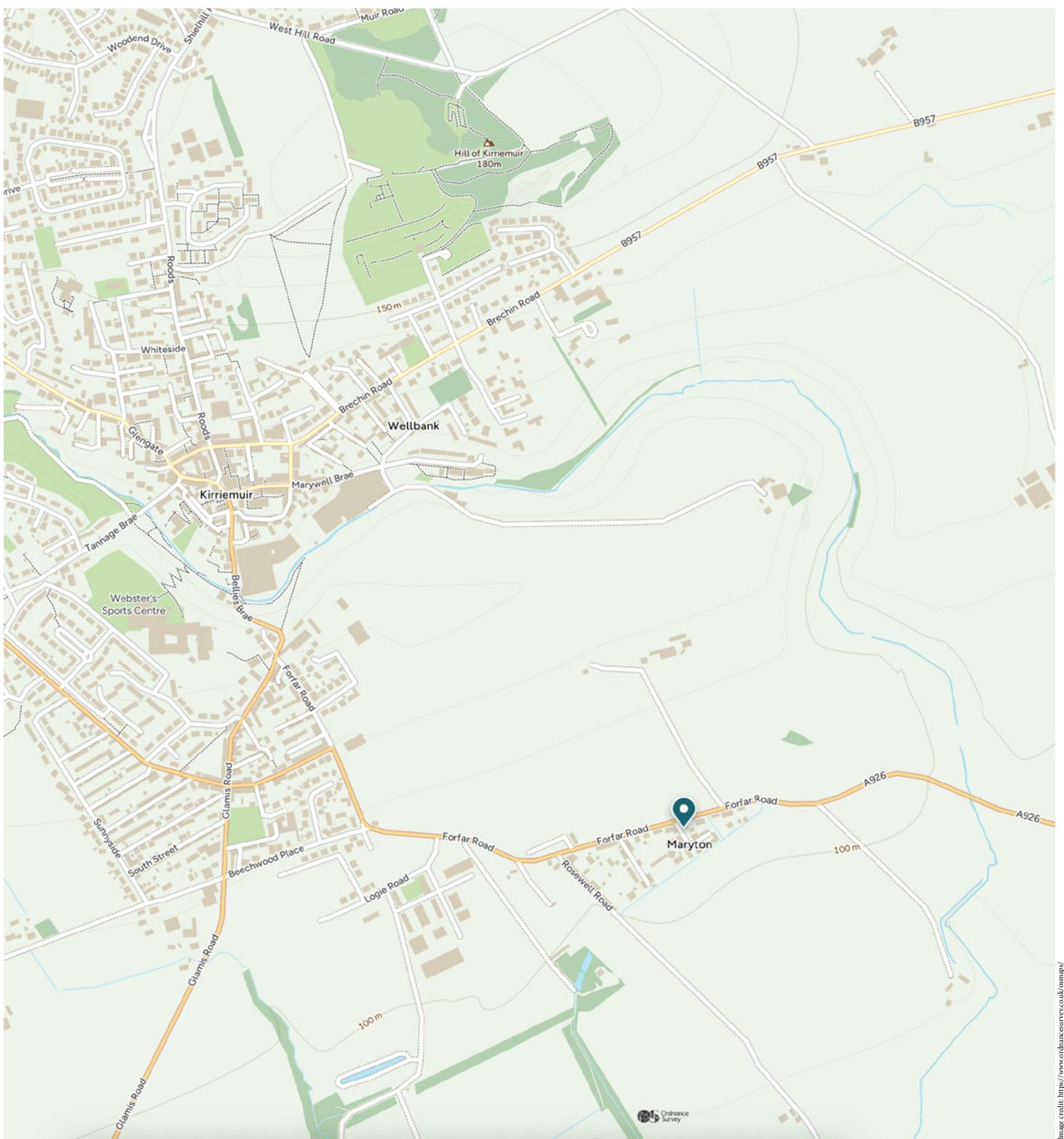


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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