




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

15 Beechwood Crescent

KIRRIEMUIR, ANGUS, DD8 5EE



Kirriemuir

ANGUS, DD8 5EE

Beechwood Crescent is located in the sought after residential area as you enter Kirriemuir and is situated within close proximity to local schools, shops, town centre, woodland walks and golf course. Kirriemuir itself is ideally placed for easy access to the nearby Angus Glens plus the cities of Dundee, Perth and Aberdeen.

Beautifully presented, number 15 sits in a desirable and modern area within a nice size plot. All local amenities and services are nearby. Kirriemuir offers a broad cross-section of social, leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee Aberdeen A90 dual carriageway which connects to major routes North and South.

A charming town with winding narrow streets, Kirriemuir - 'Gateway to the Glens' - makes a captivating base for living in and exploring the beautiful braes of Angus. Kirriemuir sits approximately five miles north of Forfar and her most famous son was the author JM Barrie, the creator of Peter Pan. Barrie gifted a camera obscura to the people of the town from which you can enjoy stunning panoramic views of the surrounding countryside. Birdwatchers will enjoy a visit to the nearby Royal Society for the Protection of Birds (RSPB) reserve at Loch of Kinnordy, home to many wetland birds. Glamis Castle is on the "doorstep" so plenty to keep you occupied.

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Part exchange is available for this gem of a Bungalow in true walk-in condition. We are delighted to introduce this immaculate, well-equipped two-bedroom Bungalow that is in move-in condition. Conveniently located for all local amenities, Beechwood Crescent is a popular residential area of the Town.

The Bungalow has a garden back and the front along with a drive and a garage. Freshly decorated, this home is ready to walk into with two bedrooms, lounge, kitchen and wetroom. The Kitchen is modern with contemporary décor. The lounge benefits from a window to the front of the house. Contemporary laminate flooring is laid in the kitchen whilst the hall, lounge and bedrooms have a luxurious feel with carpet to create

a sleek and spacious look. The wetroom is both practical and attractive. Two double bedrooms complete the accommodation. The room currently utilised as the main bedroom occupies part of an extension that brings an element of surprise to the viewer. This room is spacious enough to provide a home office or small sitting room as well as a spacious bedroom and it may well suit the buyer to change the purpose to that of a lounge and dining room. The accommodation will allow you to be creative.

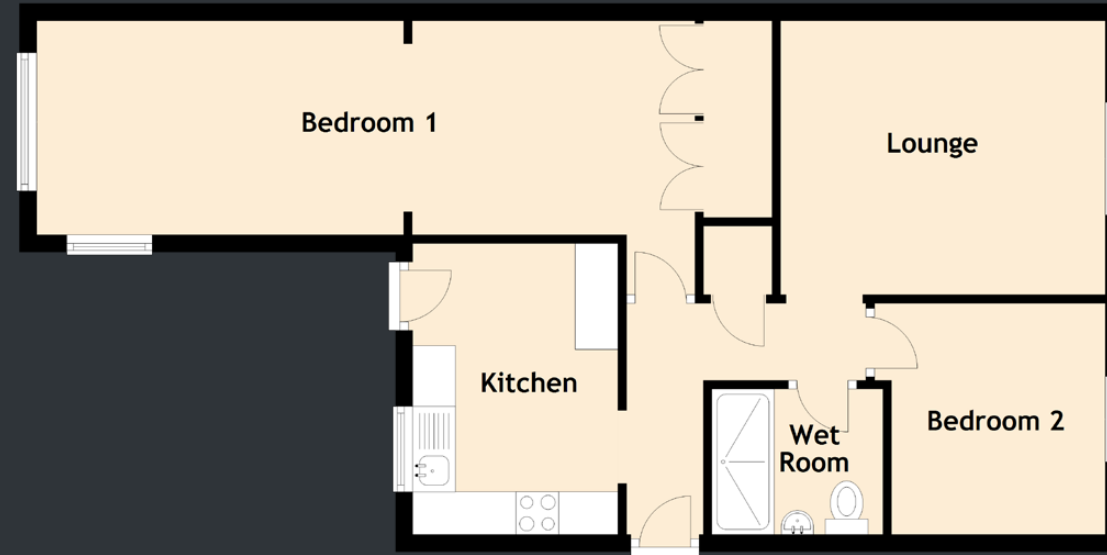
Internally the accommodation is in excellent decorative order throughout with quality fittings and floorcoverings adding to the luxurious feel. Beautifully presented, this home has no onward chain.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

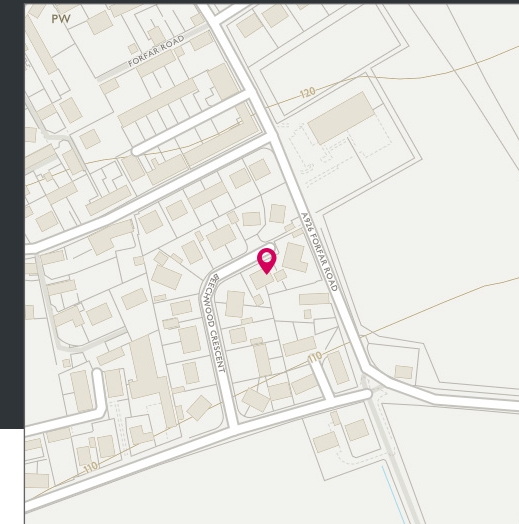


Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bedroom 1	7.70m (25'3") x 3.20m (10'6")
Bedroom 2	2.70m (8'10") x 2.50m (8'3")
Wet Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 59m²

EPC Rating: C





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Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

