




McEwan Fraser Legal

Solicitors & Estate Agents

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10 Lord Lyell Drive

KIRRIEMUIR, DD8 4LF

KIRRIEMUIR, ANGUS

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.



10 LORD LYELL DRIVE

McEwan Fraser Legal is delighted to present this 3 bedrooms semi-detached house, situated in the middle of this modern development. The property is in walk-in condition throughout. The semi-detached house showcases excellent views of the local area, with a good-sized rear and side garden and a large driveway to the front with ample off-street parking. The estate is close enough to the local shops and amenities.

Inside, the property comprises of:

- Fully equipped kitchen with ample cupboards, dining area for seating too and fitted appliances
- Spacious living area with a front aspect, dining area off the kitchen.
- 3 bedrooms which include 2 with fitted cupboards
- 1 bathroom with a cloakroom downstairs

In addition to this, the property includes a spacious plot with room for a caravan/motor home or garage and a generous sized rear and side garden. The estate is well sought-after and this home would make a great family home or suit a professional couple.





THE DETAILS

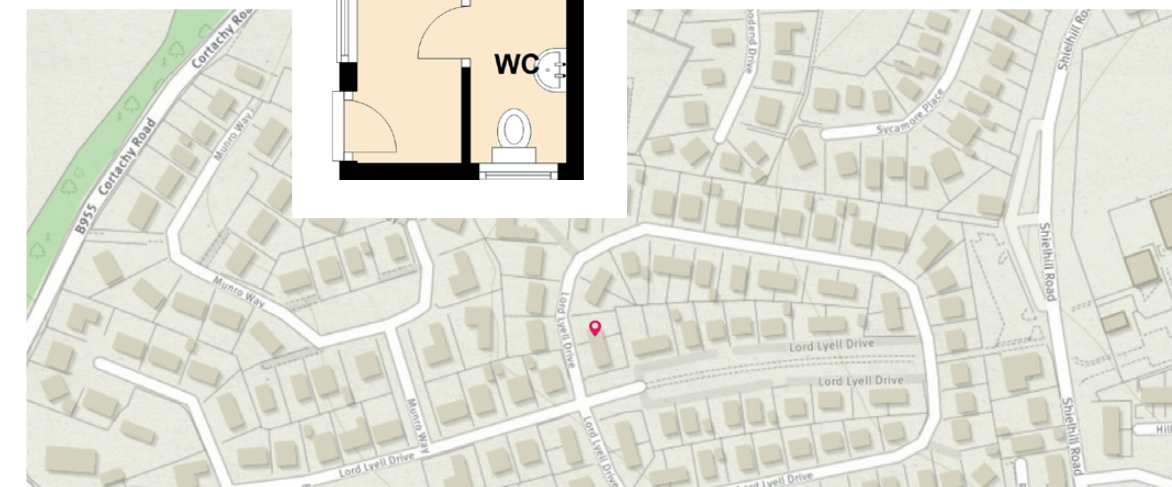
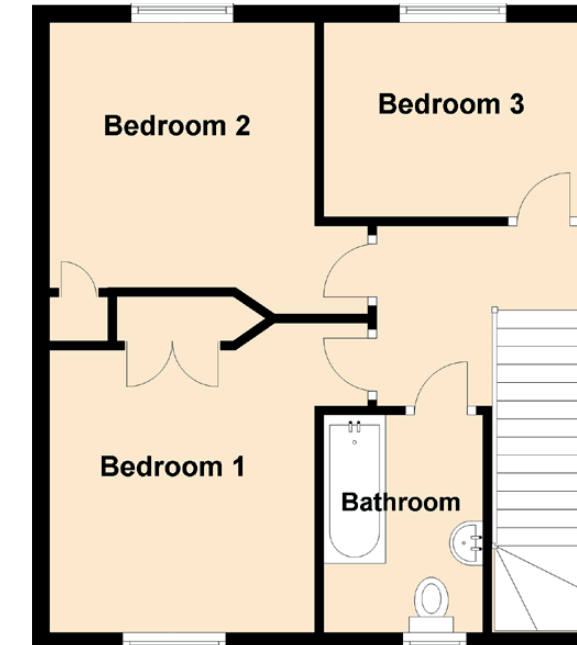
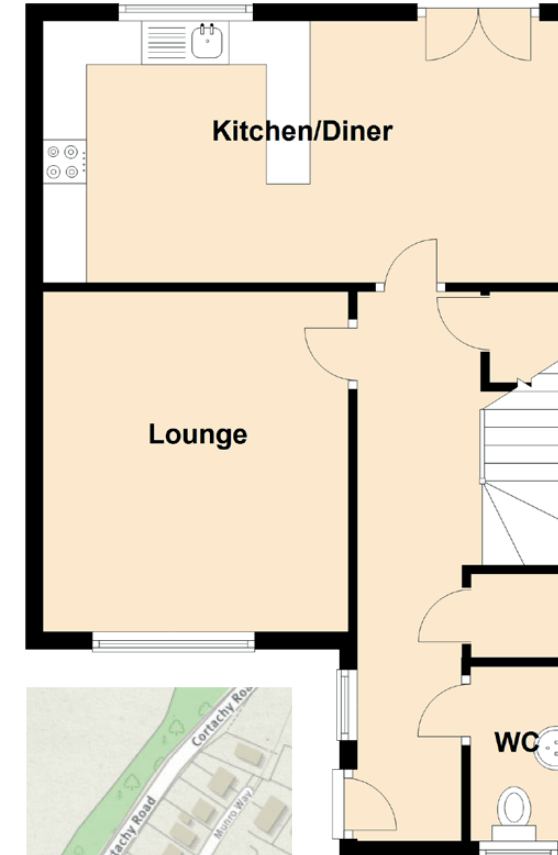
Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.00m (19'8") x 3.00m (9'10")
Lounge	3.90m (12'10") x 3.50m (11'6")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	2.90m (9'6") x 2.20m (7'3")
Bathroom	2.40m (7'10") x 1.80m (5'11")
WC	2.10m (6'11") x 1.20m (3'11")

Gross internal floor area (m²): 88m²

EPC Rating: C

Extras (Included in the sale): Floor coverings,
blinds, appliances and light fittings.






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Part
Exchange
Available

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Text and description
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Professional photography
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Photographer



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