



Baldovie Farm Cottage

KIRRIEMUIR, DD8 5HE



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National Park, starting half-way up the glen is approximately a 30-minute drive away.

It is the glen for wildlife, with a National Nature Reserve that attracts wildlife enthusiasts from all over the UK. Glen Clova is a glen for all seasons. From summer picnics and strolls by the river or in the forest, or the more challenging hill walking in spring and autumn, to the ultimate conditions of winter attracting the ice climbers and is an ideal base for many activities from hill walking, Munro bagging, climbing, fishing, shooting, stalking, to cycling and pony trekking.

The numerous old Drove Roads, forest tracks and hill paths provide scenic terrain on which to enjoy many pursuits.

There are salmon and sea trout fishing taken on the River Esk as well as brown and rainbow trout fishing on several lochs. All of nature on the doorstep of this delightful cottage and the town of Kirriemuir is a mere 5 miles away. The property is located close to Angus villages and there is easy access to the cities of Aberdeen and Dundee via the A90 dual carriageway

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Traditional render walls lie under slate roof and merge into the countryside and hills with rugged good looks as this traditional cottage sits proudly on open countryside, yet this desirable home is a mere 5 miles from Kirriemuir and all amenities providing access to all other arterial routes.

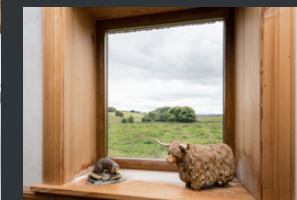
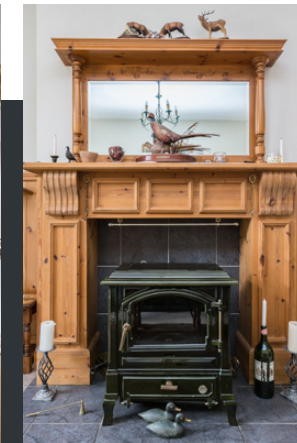
Built during the 1930's, and extended in recent times, the current owners have made good use of this home as a hunting lodge and holiday retreat but now it is time to move on. The cottage is ideally suited to those desiring rural living and early viewing is highly recommended to fully appreciate the standard of accommodation and setting of the subjects on offer.

The use of a 6 ring range cooker and

multi-fuel stove not only create a terrific hideaway but, for those lucky enough to live here permanently, ensures self-resilience in even the toughest of conditions raising this home to a much higher level of comfort.

A thoughtfully constructed awning greets the traveller on arrival and provides sheltered space to enter by. The spacious lounge offers space for relaxation and a

multi-fuel stove acts as a focal point with pine panelling to dado height, a feature fireplace with over-mantle mirror and dual aspect. French doors open to the patio. The kitchen offers a country feel with warm wood colours and a range cooker with 6 gas rings and electric ovens. There is space here for a breakfasting table and chairs. The garden room is a light-filled contemporary space with vaulted ceiling and windows looking out to the gardens and hills beyond.





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The main bedroom is spacious and bright with French doors to the gardens. Two further bedrooms are double in size. The bathroom offers a 'P' shaped bath with electric shower overhead and a glazed screen, w.c and wash-hand basin along with built-in storage. A study or snug takes light from an overhead Velux window and could equally be utilised as a fourth bedroom if desired. Overall this cottage is presented as a homely and comfortable residence. The setting of the cottage ensures views from every room and the garden provides scope for self-sufficiency.

Externally, the driveway provides parking and there are useful outhouses including a shed with workshop area and a dog kennel with run. The garden grounds surrounding the cottage are mainly laid to lawn with ease of maintenance in mind.





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Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Study	3.40m (11'2") x 2.20m (7'3")
Garden Room	5.80m (19') x 3.40m (11'2")
Kitchen	6.10m (20') x 2.40m (7'10")
Bedroom 1	4.90m (16'1") x 3.80m (12'6")
Bedroom 2	4.70m (15'5") x 2.70m (8'10")
Bedroom 3	4.70m (15'5") x 2.70m (8'10")
Bathroom	4.70m (15'5") x 2.00m (6'7")

Gross internal floor area (m²): 132m² | EPC Rating: D





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