

1 Salmons Leap

KINGOLDRUM, KIRRIEMUIR, DD8 5HG



*ELEGANT LIVING SPACE, BOTH INDOORS AND
OUTDOORS, WITH MAGNIFICENT VIEWS*



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McEwan Fraser
Legal is delighted
to introduce to
the market this
prestigious home of
merit to its current
owners. Internally,
the house unravels
to reveal capacious
living space with
a natural flow that
culminates in the
stunning kitchen/
family room/dining
room.





The elegantly proportioned lounge offers a feature wall on one side to grab attention and bi-fold doors on the other side to the pergola and gardens, simply stunning! From here, you have access to the garden with an extended outdoor living space that you will want to spend a lot of your time in.







The kitchen is where the magic unfolds further. This living space is a thing of beauty with no shortage of features and space including a Teppanyaki hotplate built into the peninsula worktop. This kitchen looks as if it is straight out of a lifestyle magazine. In a room full of natural light from first thing in the morning until late in the evening, there is a tremendous sense of scale combined with a large expanse of glazing that flood the room with beautiful light creating a warm and comfortable home. The result is an uplifting space. A utility room or “mud room” is always a welcome addition to any country home and this one has enough space for the dog, boots and all.



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The studio and family, or games room, will delight. The sense of space in this stunning property is awesome. The reception hall, vestibule and shower room complete the ground floor accommodation.









Shower Room





An impressive staircase rises to the first floor an impressive landing, ideal for use as a sitting room or library. There are four spacious bedrooms and two en-suite shower rooms.





The master bedroom enjoys a walk-in wardrobe and a large shower room. Also on the first floor is the family bathroom, designed with tangible glamour including a double spa bath.







Bedroom 2







Bedroom 3





Bedroom 4

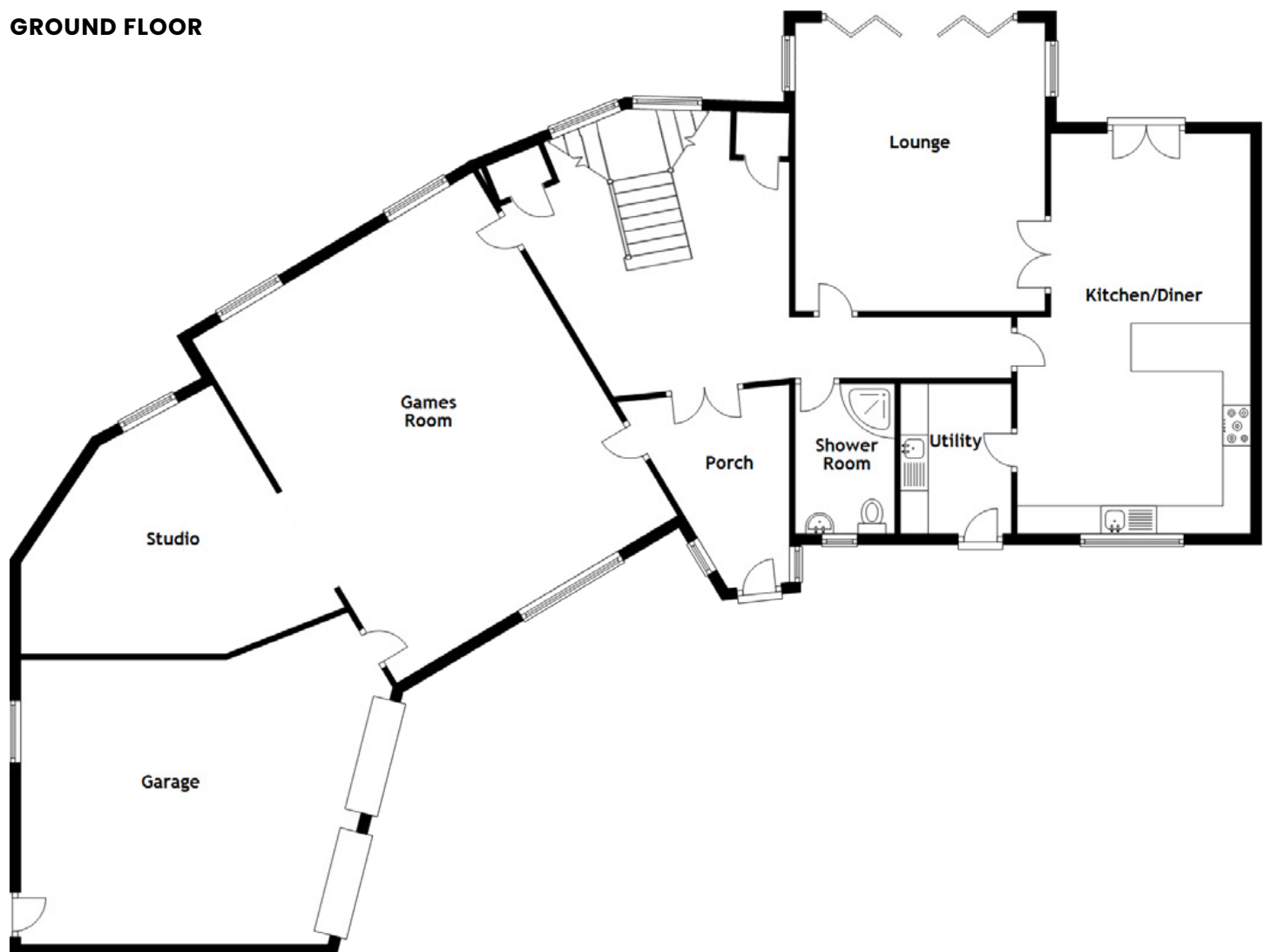


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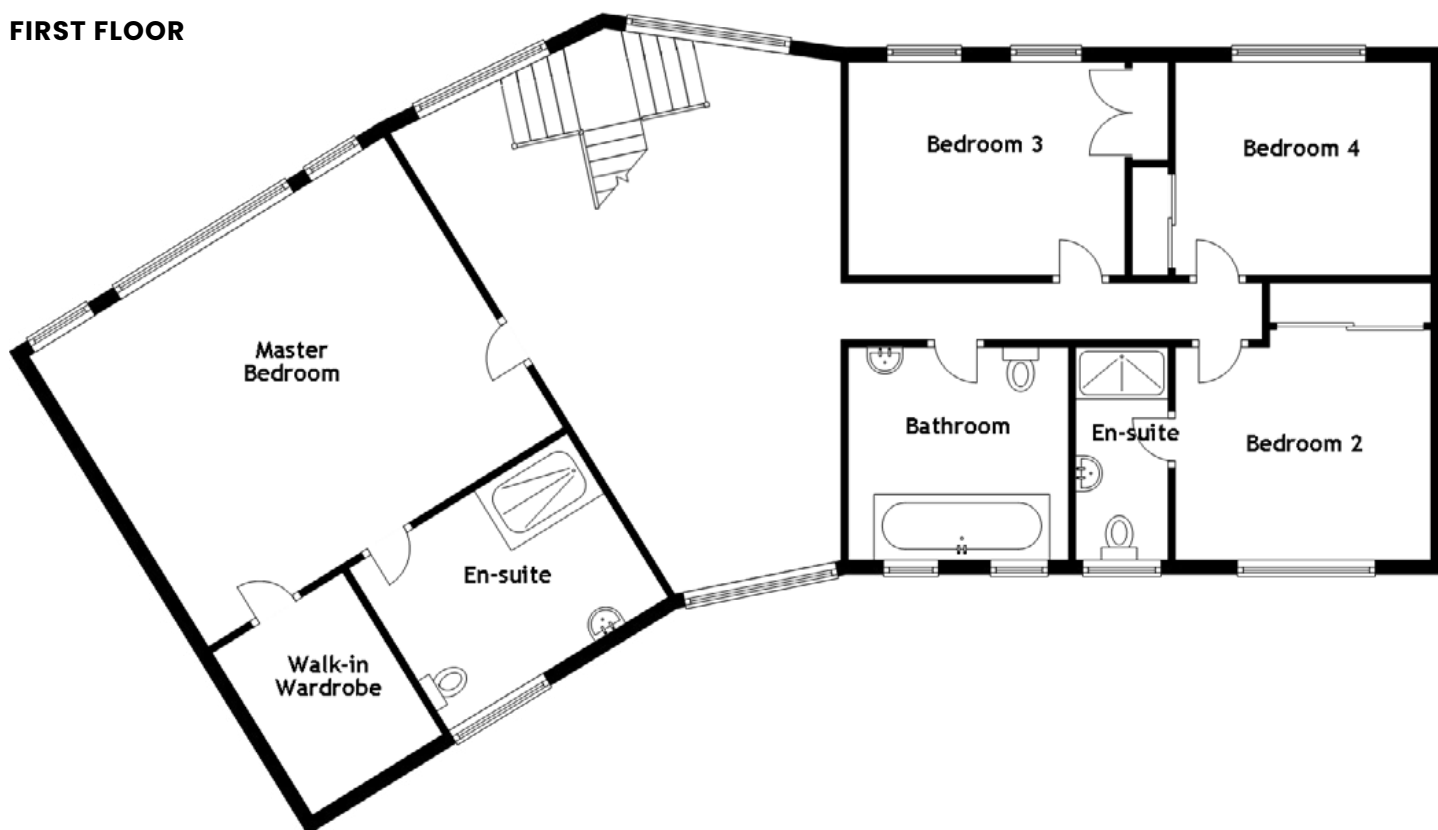




GROUND FLOOR



FIRST FLOOR



Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.20m (23'8") x 4.20m (13'10")
Lounge	5.20m (17'1") x 4.50m (14'9")
Games Room	7.20m (23'8") x 5.90m (19'4")
Studio	4.50m (14'9") x 3.50m (11'6")
Utility	2.70m (8'10") x 2.00m (6'7")
Shower Room	2.70m (8'10") x 1.80m (5'11")
Master Bedroom	5.90m (19'4") x 4.80m (15'9")
En-suite	3.90m (12'10") x 2.30m (7'7")
Bedroom 2	3.60m (11'10") x 3.24m (10'8")
En-suite	3.00m (9'10") x 1.30m (4'3")
Bedroom 3	3.90m (12'9") x 3.00m (9'10")
Bedroom 4	3.60m (11'10") x 3.00m (9'10")
Bathroom	3.10m (10'2") x 3.00m (9'10")

Gross internal floor area (m²): 306m²

EPC Rating: C

Externally, the well-kept grounds include lawns, mature trees and shrubs, a deck with a glass balustrade, a bridge over the stream and views you will never tire of looking at.

The entrance offers parking on the large monobloc front driveway that affords access to the garage.

Some properties will capture the imagination, 1 Salmons Leap is absolutely one of them!











This desirable home is situated within a small modern residential development within the hamlet of Kirkton of Kingoldrum. Surrounding properties are of mixed age and type and all amenities can be found within the nearby town of Kirriemuir. Kingoldrum sits on the Westerly side of Kirriemuir with Glen Isla, being one of the entrances to the Cairngorms National Park starting half-way-up the glen approximately, 30 minutes drive. It is a glen for wildlife, with a National Nature Reserve that attracts wildlife enthusiasts from all over the UK. Glen Isla 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 is salmon and sea trout fishing available on the River Esk as well as brown and rainbow trout fishing on several lochs. All of nature on the doorstep of this delightful home 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.

The Location

KIRRIEMUIR



The Location



LOCH KINNORDY

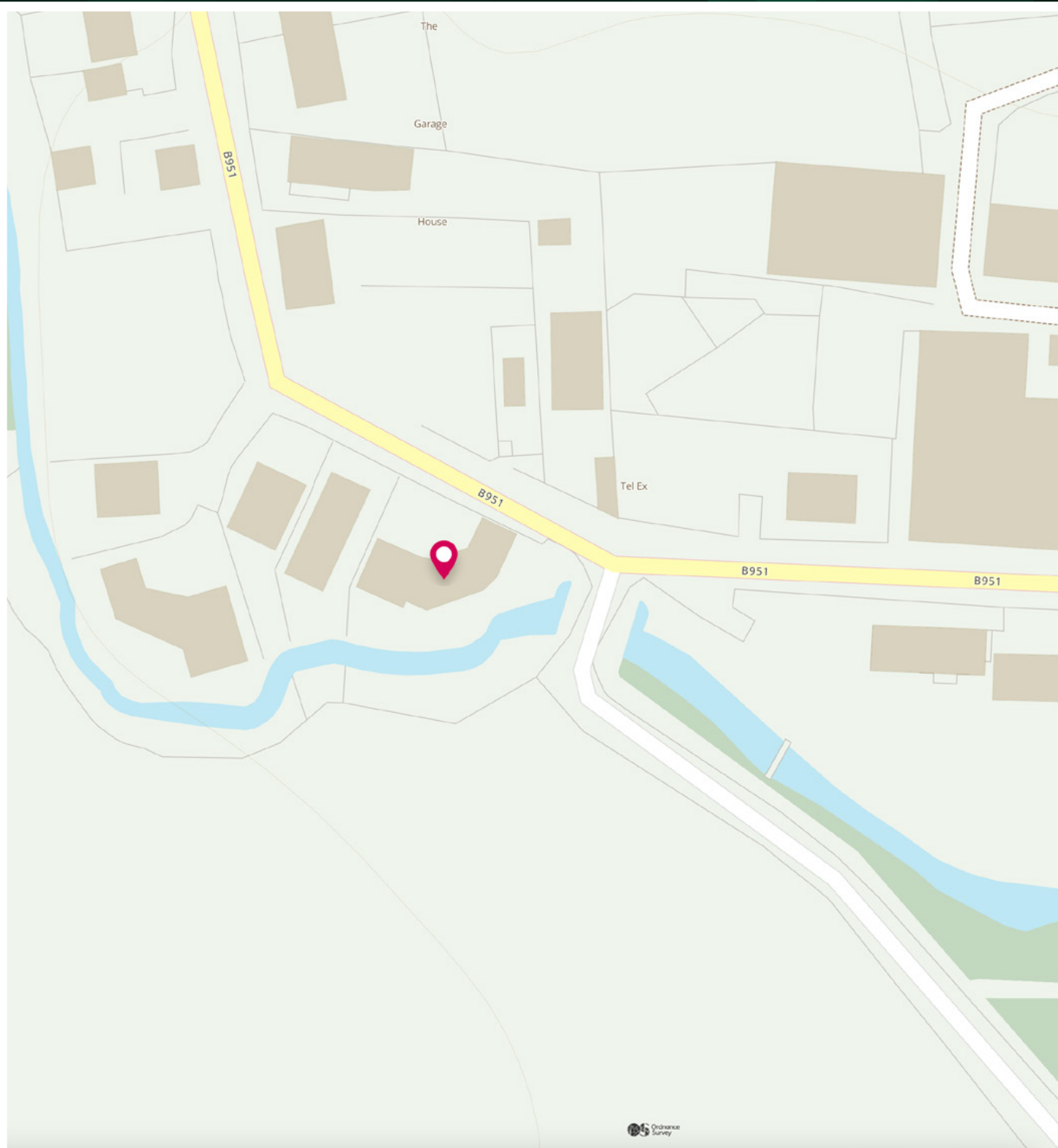


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