



40B Glamis Road
Kirriemuir, Angus, DD8 5BU



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A stunning, executive style new build detached bungalow situated in the Angus town of Kirriemuir. Both Forfar and the facilities of Dundee including Ninewells Hospital and the universities are within easy commuting distance. This property combines stylish, modern luxury appointed accommodation, with a size of room rarely seen in today's modern market.

Key features of note include bright spacious rooms, with large double glazed windows allowing in plenty of natural light. There is quality gas central heating system, solar panels and quality carpeting and flooring throughout. The quality of the interior is matched with the quality of the exterior finish.

Probably the best feature of the property is the stunning open plan family dining kitchen forming the hub of the house. The kitchen is finished to the highest of standards with quality units, work surfaces and finishing's. The kitchen lies open plan to the family/dining area, overlooking the rear garden. There is also a separate utility.

The main lounge is to the front and there are three very spacious double bedrooms, all of which have built in storage wardrobes. The master bedroom is particularly spacious, and boasts an en suite shower room. All other rooms are serviced by a three piece bathroom suite.

Externally there is driveway parking to the side of the property for several cars and garden areas to the front, side and rear.

This superb bungalow would suit a range of buyers from young families, to perhaps growing families or retirees. The quality of the finish, combined with the superb setting needs to be viewed for full appreciation.





Area Guide

Angus is large rural region, bordering Dundee to the south, Perth and Kinross to the west and Aberdeenshire to the north. Among the other larger towns is Forfar, famous for its Bridies, an ancient settlement, dating back to Roman times. It is around five miles from Glamis Castle, the ancestral home of HM Queen Elizabeth the Queen Mother.

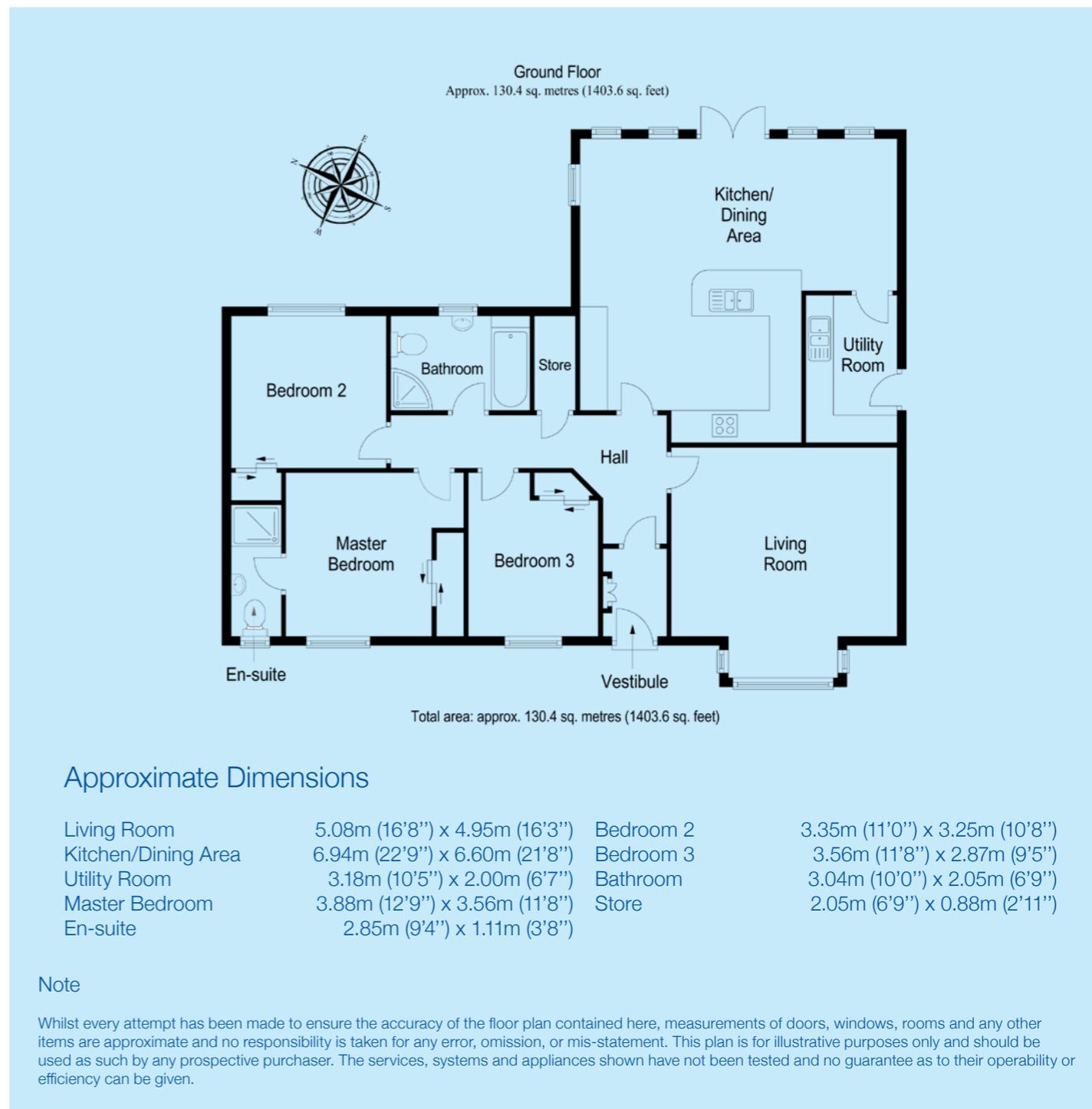
Montrose, which is situated between the mouths of the North and South Esk rivers, is the northern most coastal town in Angus. The town has a view of the tidal lagoon, Montrose Basin, which you will pass on the train, and which is the largest inland salt water basin in the UK.

There are many other significant areas of interest such as Brechin, a cathedral city, and Kirriemuir, the birthplace of Peter Pan creator J M Barrie.

Combining some stunning scenery with a reasonable travelling distance to most parts of Scotland, and the east coast mainline passing straight through much of it, Angus has always proved to be of great attraction to both visitors, and those choosing the perfect place to live.

Directions

The property is situated at the bottom of a cul-de-sac situated opposite the junction with Sidlaw Range.



For more information or to register
your interest please contact:

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Agents Note

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