

Offers Over £245,000



Hawthorn Cottage, Shielhill Road,
Northmuir, Kirriemuir, DD8 4PN



- Detached Cottage
- Popular Area
- Living Room
- Kitchen Diner
- 3 Bedrooms
- Ensuite & Bathroom
- Utility Room
- Dbl Glaz, Gas CH
- Gardens
- Garage



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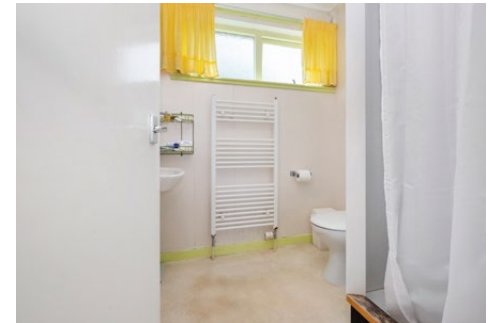
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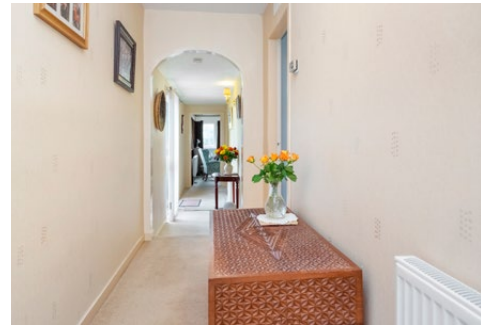
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A deceptively spacious stone built detached cottage located in the popular area of Northmuir. The area offers a range of local shops and services as well as primary schooling while the town of Kirriemuir itself offers further amenities including good transport connections. Further major amenities can be found in the nearby town of Forfar including major supermarkets while the A90 dual carriageway connects the cities of Dundee and Aberdeen.



sitting area for dining. The kitchen also has dual aspect windows while a door leads out to the west facing gardens. A further door from the living room leads to the hallway which gives access to all three bedrooms which each have fitted storage space. An ensuite shower room is accessed from one of the bedrooms while the main bathroom has a shower over the bath and is accessed from the hallway. A utility room completes the accommodation with a range of fitted units and a hatch leading to the generous main attic area which is mainly floored. There are two external doors from the hallway. One leading out to the west facing patio

and the other leading to towards the driveway and garage.

The property enjoys well-tended mature gardens which mainly face south and west. The gardens comprise a variety of plants trees and shrubbery together with some lawn. A west facing patio lies adjacent to a door from the hallway. The driveway and garage provide off-street parking with the garage benefiting from power and light.

For any enquiries or to arrange a viewing please contact us on 01307 461234.



Ground Floor





Accommodation (measurements are approx)

Living Room	3.82m x 6.68m	(12'6" x 21'11")
Kitchen Diner	4.76m x 5.81m	(15'7" x 19'1")
Bedroom	3.42m x 5.78m	(11'3" x 19'0")
Bedroom	2.63m x 4.78m	(8'8" x 15'8")
Bedroom	3.52m x 3.62m	(11'7" x 11'11") at widest points
Bathroom	1.47m x 3.63m	(4'10" x 11'11")
En Suite	1.73m x 2.08m	(5'8" x 6'10")
Utility Room	1.77m x 5.77m	(5'10" x 18'11")



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