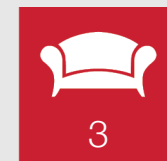




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Rowan Cottage, Shielhill Road

Northmuir, Kirriemuir
Angus, DD8 4PA



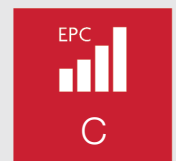
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3



2



C



Summary

This charming, detached cottage features modern single-storey interiors, including a principal suite with a dressing room and shower room, two additional bedrooms with storage, and a family bathroom. There is also a bright kitchen with external access, and facing southeast, there are two reception rooms and a sunroom. The lovely property sits on a large, low-maintenance plot with a sunny rear aspect. It includes a cottage garden at the front, gardens to the side and rear, and, for private parking, a gated driveway and a carport.

Extras: All fitting floor and window coverings, and light fittings, are included in the sale.

Features

- Desirable location in Kirriemuir - "The Gateway to the Glens"
- Traditional detached cottage
- Main entrance through a sunroom
- Spacious dual-aspect living room
- Sunny formal dining room
- Bright, stylish kitchen with external access
- Principal suite with a shower room and a dressing room
- Two single bedrooms with storage
- Bathroom with shower-over-bath
- Generous plot with gardens on three sides (facing southeast at the rear)
- Gated driveway and carport
- Gas central heating and double glazing



"The charming detached cottage is built of distinctive red sandstone, which Kirriemuir, "The Wee Red Toon", is known for."



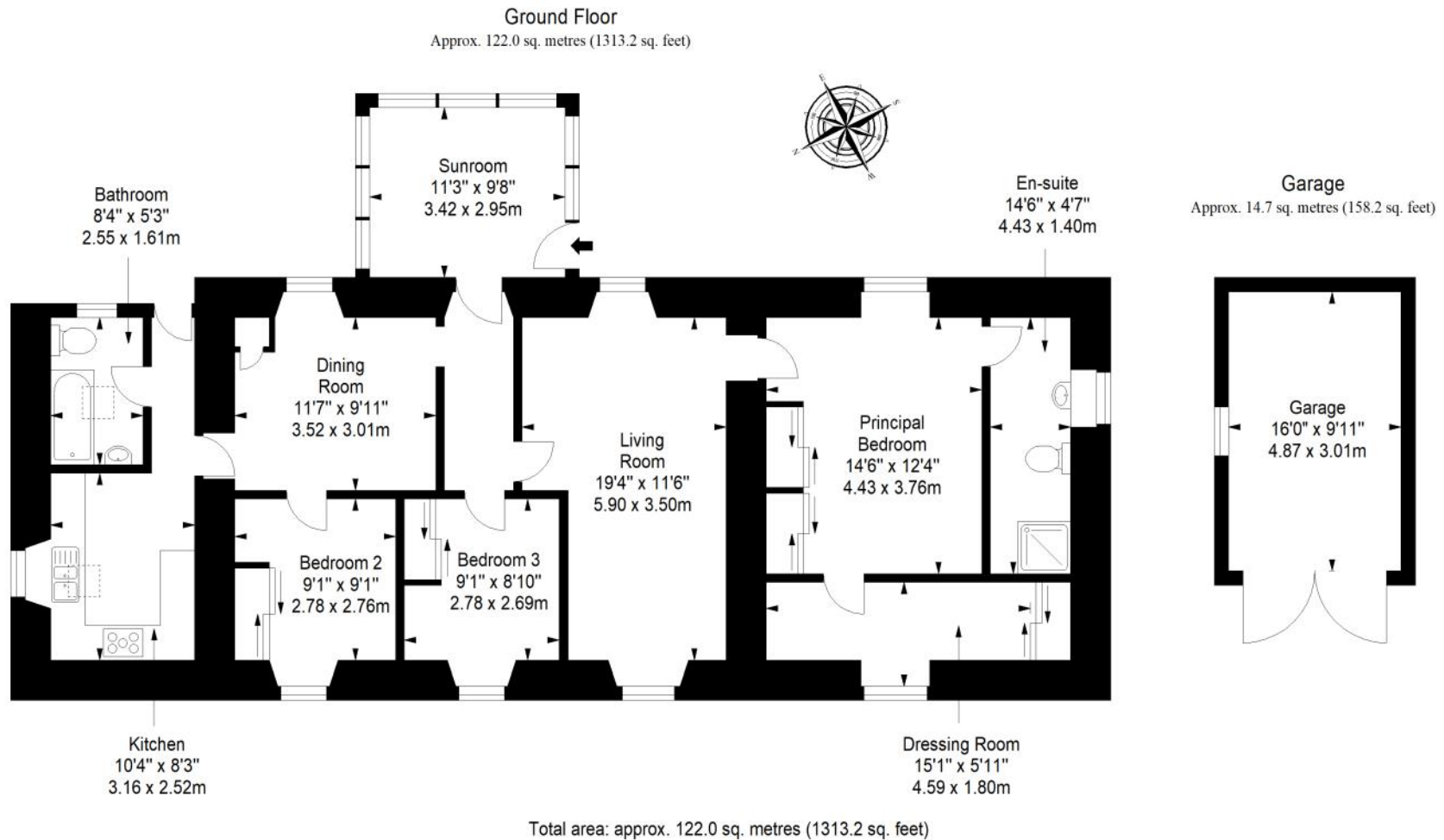




"The spacious plot includes several garden areas, southeast-facing at the rear, and a gated driveway and carport for private parking."



Floorplan





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