

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Kinwhirrie Cottage, East Kinwhirrie, Kirriemuir, DD8 4QB

- **Semi Detached Cottage**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Utility**
- **Shower Room (Ground Floor)**
- **3 Bedrooms**
- **Shower Room (Upper Floor)**
- **Double Glazing & Electric Heating, EPC E**
- **Parking & Landscaped Gardens**

Offers over £190,000 (HR Value 200K)

Nestled in a small steading development, this semi-detached, stone-built, cottage enjoys peace and tranquillity within a picturesque, rural location on the outskirts of Kirriemuir (approx. 3 miles) and is also at the foot of the Angus Glens with some of the finest scenic areas in the North East of Scotland. The nearby town of Kirriemuir offers a broad cross section of social, leisure, education, health and consumer facilities, including sports centre and golf club, equestrian centre, library, health centre, primary and secondary schools, museums, art centre, bars, restaurants, supermarket and independent retailers. Around the cottage there are opportunities for hillwalking, fishing, cycling, Alyth and Brechin golf courses are within 20 miles, and the Glenshee Ski Centre is only 30 miles away.

The property comprises a stone built two storey dwelling house forming part of an exclusive steading development of only five properties completed in 2000. In good decorative order throughout the subjects benefit from double glazing, and modernised electric heating. Two bedrooms and one accessible shower room are on the ground floor. Third bedroom and small shower room on the upper level. Good storage throughout.

Externally there is a driveway which can take up to 3 cars, an established, bio-diverse garden with mature trees, bushes and a drying green.

This is a rare opportunity to obtain a home of this style and location which is both an ideal retreat offering all the benefits of rural living whilst being convenient for local amenities.

Accommodation Comprises:

Lounge / Dining room: Approx. 4.9 x 3.2m Bright, spacious, with bay window; garden view.





Kitchen: Approx 3.7 x 2.6m.

Modern fitted kitchen with a range of floor and tall units. South facing Velux skylight. Opaque glass sliding screen which separates the lounge and kitchen but when open offers the benefit of being semi open plan. Integrated induction hob, fridge freezer and dishwasher. Engineered wooden flooring.



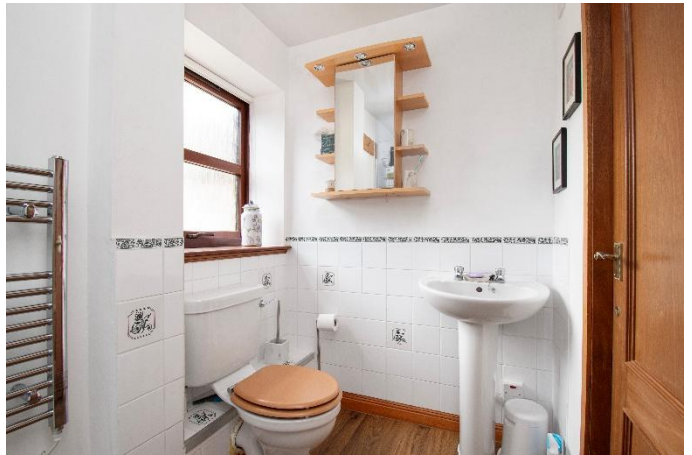


Utility Room:

Approx. 2.7m x 2.6m. Modern utility room with a range of fitted units and plumbing for washing machine.

Shower Room:

Approx 2.7m x 1.5m. Spacious, accessible shower room with large walk-in shower cubicle, heated towel rail, WC and wash hand basin.



Bedroom 1:

Approx. 3.7m x 2.8m. Spacious double bedroom at ground floor level with views to front.



Bedroom 2 / Study:

Approx 2.8m x 2.8m. Ground floor, garden facing.

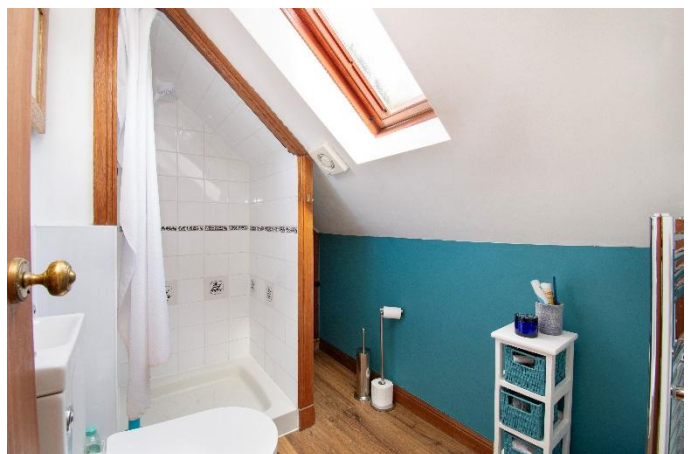


Upper Landing:

Double glazed window providing natural light. Balustrade.

Bedroom 3:

Approx 3m x 2m. Upper floor, twin bedroom with double glazed Velux window and built-in wardrobe.



Shower Room:

Approx 3.1m x 1.1m. Upper floor, compact integrated wc / wash hand basin. Electric towel rail. Doubled glazed Velux window. Access to the eaves.

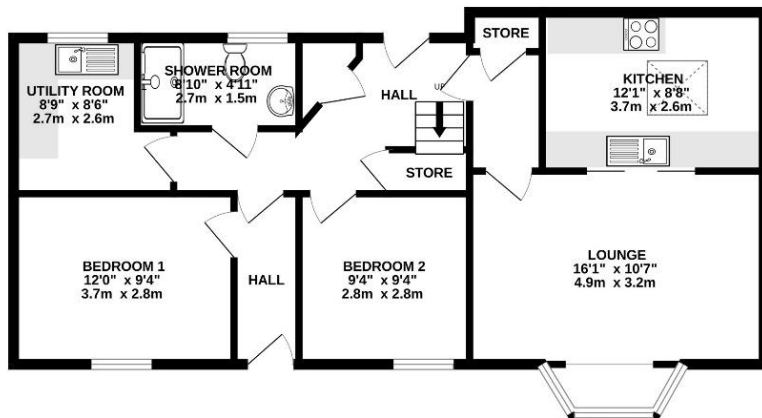
Directions:

Exit Kirriemuir on the B55 toward Cortachy and continue past the first East Kinwhirrie signpost. Follow the signs to Cortachy then take the turn off for Pearsie. After half mile turn down at the small East Kinwhirrie sign and continue down to the stream where there is a right-hand turn to the steading. Keep on the track until the right-hand uphill fork to the steading compound.

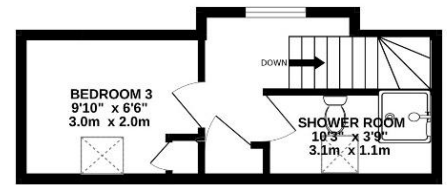




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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