

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



19 Mill Street, Southmuir, Kirriemuir, DD8 5DP

- **Traditional Terraced 1.5 Storey Cottage**
- **Entrance Hallway**
- **Lounge/Dining**
- **Modern Fitted Kitchen**
- **Modern Bathroom with Shower**
- **2 Bedrooms**
- **Electric Heating**
- **Double Glazing, EPC D**
- **South Facing Gardens**
- **Summerhouse with Power**

Offers over £130,000

This charming terraced red sandstone cottage is situated in the Southmuir district of Kirriemuir and is within walking distance of the town centre, Primary and Secondary schooling, local shops and public transport. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south. Also known as the Gateway to the Glens, Kirriemuir leads to some of the most scenic countryside in the north east of Scotland.

The property has been refurbished and modernised and is in excellent ready to live in condition having been tastefully decorated and with recently fitted carpets and floorcoverings. The subjects benefit from electric heating, wood burning stove in lounge, UPVC double glazing, Velux double glazing on upper floor, modern fitted kitchen with integral oven, hob and extractor, modern bathroom with shower and two well-proportioned bedrooms.

The generously proportioned south facing gardens are beautifully landscaped in the cottage style with flagstone patio and pathways, shrubs and well stocked herbaceous borders. In addition, there is a large summerhouse with power.

This is an excellent opportunity to obtain a charming cottage of character reminiscent of the towns handloom weaving heritage and with modern contemporary interior. This home will suit the needs of a number of purchasers including first time buyers, downsizers, air BnB or retirement and viewing is essential to fully appreciate.

Entrance Hallway:

Double glazed UPVC exterior door with glazed panel above. Double glazed recessed window south facing to front provides natural light. Staircase to upper floor accommodation.

Lounge/Dining:

Approx. 3.5m x 5.4m (at widest point). Spacious public room having double glazed south facing window enjoying outlook to garden. Natural wood fire surround with tiled inset and hearth and wood burning stove. Door to kitchen.





Kitchen:

Approx. 2.97m x 1.7m. Fitted with modern floor, wall and drawer units with wet wall splashback. Plumbed for washing machine. Integral oven, hob and extractor hood. Space for fridge. Stainless steel sink and drainer. Double glazed window to rear. White goods included (free standing, no warranties given).





Bathroom:

Approx. 1.92m x 1.75m. Modern three piece suite comprising WC, wash hand basin and P shaped bath with wet wall surround. Shower over bath and shower screen. Dimplex booster heater. Sun pipe providing natural light.



Bedroom 2:

Approx. 2.6m x 2m. Well-proportioned room at ground floor level with double glazed window to rear. Under stair storage cupboard.



Upper Floor Accommodation:

Upper Floor Landing:

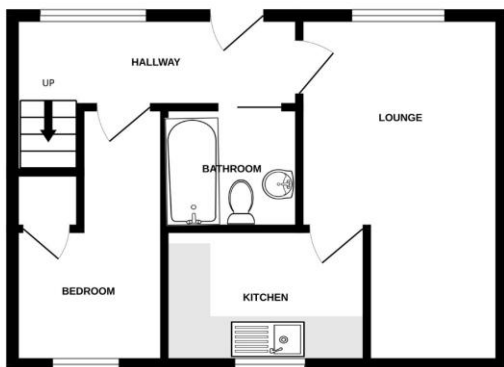
Cupboard housing hot water tank.

Bedroom 1:

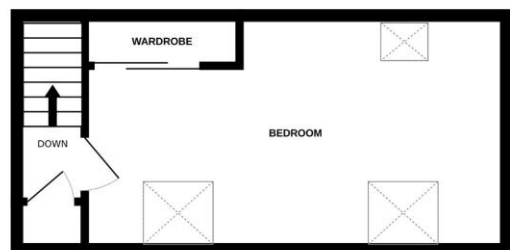
Approx. 6.2m x 3.45m. Excellent size double bedroom with double fitted wardrobes and eaves storage. Double glazed velux window south facing to front with rooftop views over Kirriemuir towards Strathmore and the Sidlaw range. Two large double glazed velux windows to rear.



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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Outside:

The south facing gardens are beautifully stocked in the cottage style with trees, shrubs and herbaceous borders, flagstone pathway, lawn and patio areas. Log store. Large summerhouse with power.

Subject to any necessary planning consents and in keeping with similar properties in the street it may be possible to provide off-street driveway parking.





Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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