Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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Morven Cottage, Muir Road, Kirriemuir, DD8 4PT

- Lounge,
- Kitchen
- Family/Dining Room/Bedroom 4
- Shower Room
- 3 / 4 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Solid Fuel Heating & Double Glazing, EPC E
- Driveway Parking, Garage & Workshop
- Large Plot, Mature Well Stocked Gardens.
- Substantial Garden Room

Offers over £299,000

This detached charming character home occupies a substantial mature plot in an off-street location enjoying open views to parkland to front . The property is only a short walking distance from Northmuir Primary School, Peter Pan Park, Kirriemuir Hill, Camera Obscura, Kate's Wood and Kirriemuir Golf Course. 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. Kirriemuir is known as the birthplace of JM Barrie and as 'The Gateway to the Glens' and leads to some of the finest scenery in the northeast of Scotland. Dundee and Aberdeen are within commuting distance.

Unique and individual home with the original part of the cottage dating back some 200 years and has been thoughtfully extended over the years to become a spacious family home. The cottage has many features including distinctive bespoke oak beams, doors, surrounds and glass and oak staircase. The subjects benefit from solid fuel heating, double glazing, engineered oak flooring, cast iron stove in lounge and dining room, modern family bathroom with free standing roll top bath, en suite to the principal bedroom and further ground floor shower room.

There is driveway parking to front for several vehicles and a narrower driveway to side which leads to the rear garden and the garage and adjoining workshop/store.

The garden is just grand, an oasis of calm within the town and has quiet corners to enjoy and well stocked with mature trees, shrubs, vegetable beds and fruit trees.

At the foot of the garden is large garden room with Argon thermal glass making a warm, well insulated and environmentally friendly outdoor space which can be used as a home office, studio, hobby room, gym or just a place to relax and get at one with nature overlooking the beautiful gardens.

This is a rare gem of a property which must be viewed to appreciate.

Entrance Hallway: Solid oak exterior door. Double glazed window.

Lounge: Approx. 4.95m x 4.93m. Spacious public room full of character with double glazed window with display shelf, enjoying views over the garden grounds to rear. Focal point is a wood burning stove on slate hearth with oak beams and surrounds. Co-ordinating staircase with glass balustrade to upper floor accommodation. TV display plinth. Downlighters






Kitchen:

Approx. 4.61m x 2.4m. Fitted floor, wall and drawer units with solid wood work surfaces and Belfast sink. Electric cooker connection. Large hot water cylinder. Double glazed frosted door to rear. Plumbed for washing machine. Ample work surfaces.





Sitting/Dining Room/ Bedroom 4:

Approx. 6m x 3.85m. An adaptable room at ground floor level having double glazed window to front and double glazed French doors to the rear garden. Wood burning stove on slate hearth. Recessed display shelving. Solid oak beams. The present owners use this as a sitting/dining room.









Shower Room:

Approx. 2.5m x 1.92m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed window to rear. Xpelair extractor fan. Chrome ladder style towel rail.

Bedroom 1: Approx. 4.87m x 3.2m. Spacious double bedroom at ground floor level with dual aspect double glazed windows to front with display shelving. Oak beams. Fitted wardrobe.





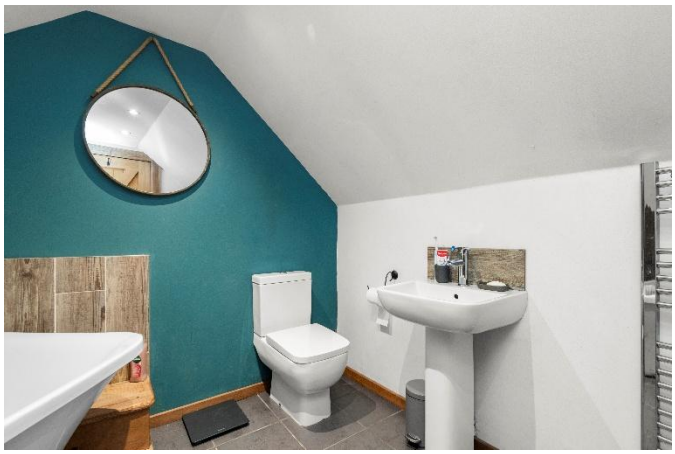

En-Suite Shower Room: Approx. 1.7m x 2.3m. Three piece white suite comprising WC, bowl wash hand basin in natural wood unit. Walk-in shower enclosure. Chrome heated ladder style towel rail. Xpelair extractor fan.




Staircase to Upper Floor Accommodation: Staircase is again solid oak. Two double glazed hall windows providing natural light.

Upper Landing: Well-proportioned landing with space for study/sitting area. Sliding door fitted wardrobes. Glass balustrade.

Bathroom: Approx. 2.5m x 2.77m. Modern three piece white suite comprising WC, wash hand basin and free standing roll top bath with shower handset mixer. Part tiled. Chrome ladder style towel rail.





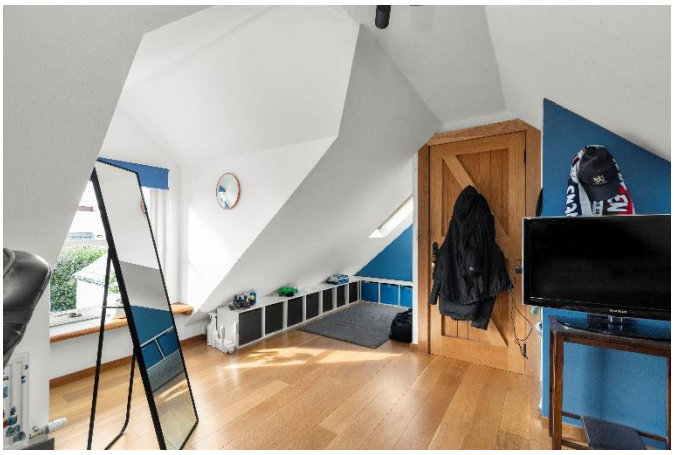
Bedroom 2: Approx. 3.7m x 4.5m. Double bedroom with double glazed window and Velux window looking to front. Recessed wardrobe.





Bedroom 3: Approx. 5.85m x 4.2m (at widest window recess). Another double bedroom with double glazed window enjoying outlook to rear. Double glazed window to front. Eaves storage. Free standing wardrobe.





Garden Room:

Approx. 5.82m x 4.5m. Custom built with double glazed Argon picture window, French doors and bespoke oak beams. Wood burning stove on slate hearth. Straw bale eco friendly and sustainable design.






Outside:

Gravel chip driveway to front with narrow driveway to side leading to the enclosed rear garden and garage more suitable for smaller vehicles.

The enclosed rear garden is generously proportioned. Single brick-built garage with power. Adjoining store/workshop again with power. Log store. Greenhouse.

Gardens are laid mainly to lawn with mature shrubs, trees, fruit trees and vegetable plots.









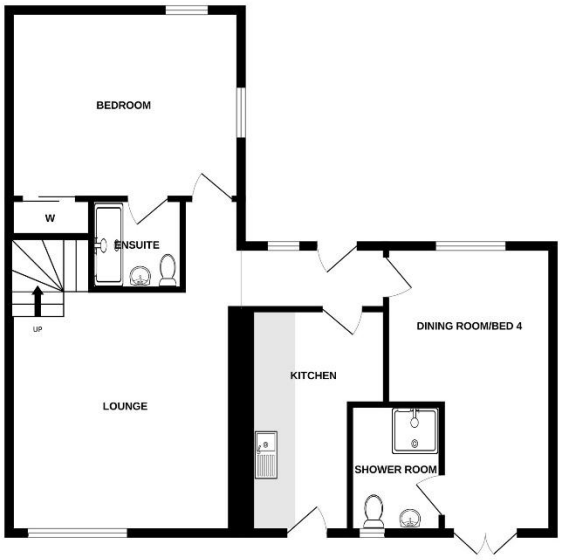




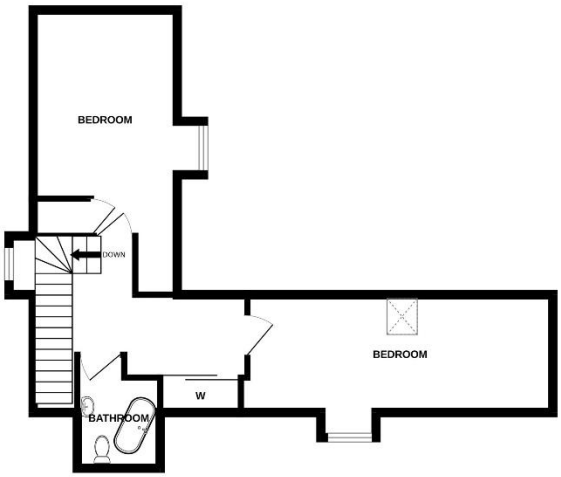





GROUND FLOOR



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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