

31 St. Malcolms Wynd, Kirriemuir



2 Bed



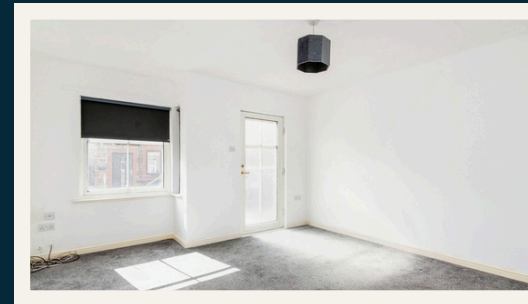
1 Bath



Allocated Parking



Centrally Located



Live in the country without being in the sticks!

Modern family living in the country

Centrally located in the town of Kirriemuir and presented in move-in condition, with understated contemporary interiors, this mid-terraced house benefits from two double bedrooms, a southerly-facing living area and allocated parking.

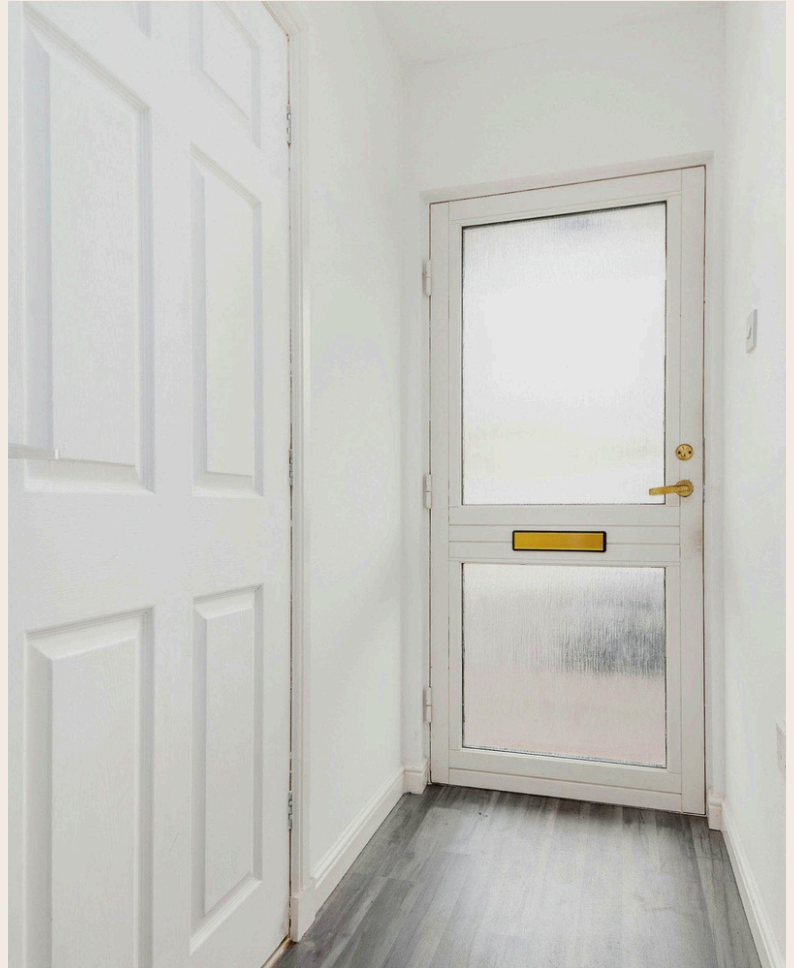


THE HOUSE

Whilst located on one of the main arterial routes through Kirriemuir, this modern home is nice and quiet ready for a family to move in.

The property has an allocated parking space opposite Glengate Car Park.

A modern gas central heating system was installed in March 2022 and the property has an EPC of C demonstrating the energy efficiency of the home.





THE HOUSE

Walking through the front door you are greeted by the hallway which you will find plentiful storage and a WC.

The kitchen is modern and fully equipped for the new owner to move straight in to. The living room is spacious and receives great sunlight throughout most of the day.



THE HOUSE

Moving upstairs you will find a family bathroom with a shower-over-bath.

The two double bedrooms are spacious with plenty of opportunity to make your own stamp on personalisation.

The loft access is found in the hallway leading to a partially floored loft and the boiler is found here too.



nested
dundee



 **nested**
scotland



 **nested**
scotland

LOCATION

"The Wee Red Toon" Kirriemuir, a charming town in Angus, Scotland, is known as the "Gateway to the Glens." It offers a picturesque setting with stunning views of the surrounding countryside, making it ideal for nature lovers.

Rich in history and culture, Kirriemuir is the birthplace of renowned author J.M. Barrie, creator of Peter Pan. The town boasts a vibrant community, local amenities, and excellent schools, making it a desirable location for families and those seeking a peaceful lifestyle.

With easy access to Dundee and other nearby towns, Kirriemuir provides a perfect blend of rural tranquility and modern convenience.

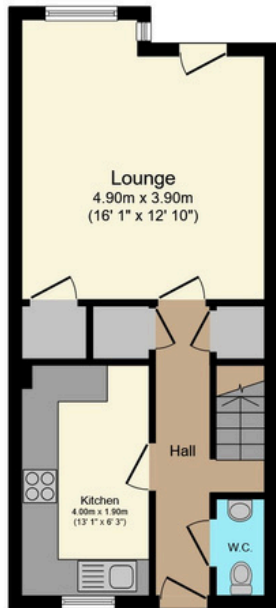
TRANSPORT LINKS

Buses run about every 30 minutes to Forfar and then on to Dundee.

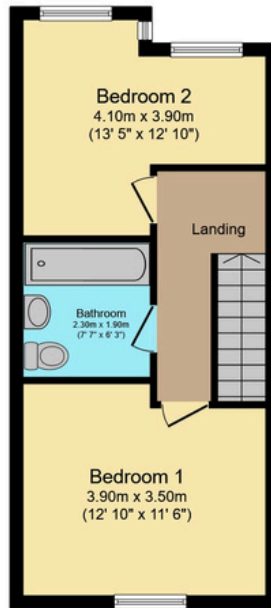
The A926 from Kirriemuir connects to the A90 giving access to Forfar, Dundee and Aberdeen (and further beyond). Average car travel times are:

- To Aberdeen - 1 hour 10 minutes
- To Dundee - 30 minutes
- To Forfar - 15 minutes

Perth is also within a 50 minute drive along the A94.



Ground Floor



First Floor



Total floor area 73.5 m² (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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