



**BURNSIDE COTTAGE – THREE BEDROOM
DETACHED BUNGALOW,
OFFERS OVER - £220,000**



We are delighted to bring to the market, a rare opportunity to purchase a detached property, accessed by a private road, situated between Glamis and Kirriemuir, offering stunning panoramic views of the surrounding countryside. Kirriemuir is best known as the birthplace of J M Barrie, whose most famous creation is acknowledged with a Peter Pan statue in the town square. Kirriemuir' position at the base of the glens makes it an attractive centre for hillwalking on the nearby Munros. There are range of amenities including shopping and recreational facilities and is well served by schools at primary and secondary levels. The nearby A90 dual carriageway offers a link to surrounding towns and villages as well as the cities of Dundee and Aberdeen.

Glamis Castle is situated nearby and is the home of the Earl and Countess of Strathmore and Kinghorne and is open to the public. The Castle has been the home of the Lyon family since the 14th century.

Burnside Cottage is a detached bungalow offering spacious family accommodation for a growing family or would ideally serve as a holiday home, either way this property would provide further security for any potential buyer. The bungalow benefits from double glazing, LPG gas and enclosed garden space.

The main front door leads into a sun lounge, offering views over the garden and surrounding country side and is an ideal way to relax. Leading from the sun lounge lies the lounge with side facing, windows and open plan dining area, with side facing window the lounge boast a wood burning stand alone stove, giving this room both a cosy and homely feel. Off the lounge lies the hall and all other accommodation.



The hall has access to the loft, cupboard with ample shelving space, further cupboard, housing combi Worcester boiler and electric fuse box. Patio doors from the hall open out onto a patio area, overlooked by a picturesque scene of surrounding countryside with a small stream running at the bottom of the garden.

There is a family size kitchen with side facing window, housing ample base and wall units with coordinating work surface. Integrated halogen hob with overhead stainless steel cooker hood and eye level oven. There is space for a fridge freezer and washing machine. Back door leading to rear enclosed garden.

The property boasts three double bedrooms with fitted wardrobes, two of which have ensuite facilities, housing two piece white suites and separate shower cubicles. A large family bathroom provides a relaxing atmosphere with three piece white suite and a large stand alone bath. The outdoor space provides an enclosed area mainly laid to grass and provides a safe place for family to entertain. The property is surrounded by an abundance of countryside views and needs to be viewed to be appreciated.







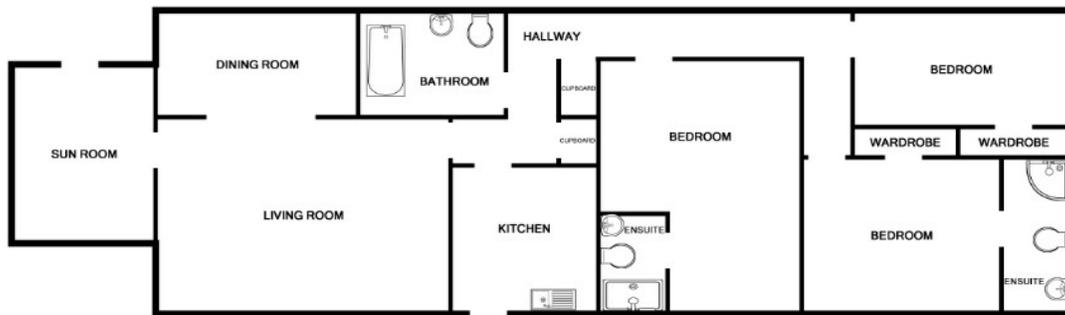
VIEWINGS

Appointments strictly through
Scott Alexander Solicitors.

Telephone: Laura Rose
Property Manager 01674 673651

OFFERS OVER: £220,000

EPC R A T I N G : E



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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BURNSIDE COTTAGE, BUNGALOW

SUN LOUNGE (13ft1ins x 9ft5ins), LOUNGE (21ft2ins x 13ft3ins),

KITCHEN (11ft5ins x 10ft7ins) DINING AREA (14ft6ins x 7ft6ins)

BEDROOM 1 (17ft2ins x 14ft7ins) ENSUITE (11ft5ins x 4ft11ins)

BEDROOM 2 (14ft3ins x 11ft6ins) ENSUITE (9ft10ins x 4ft11ins)

BEDROOM 3 (14ft4ins x 8ft8ins) BATHROOM (10ft5ins x 7ft2ins)

EXTERIOR: LARGE AREAS OF GARDEN SURROUNDING THE

PROPERTY MAINLY LAID TO GRASS



Scott Alexander, Solicitors, 46 High Street, Montrose, for themselves and the sellers of this property whose agents they are, GIVE NOTICE that:-

(a) The Particulars and Plan (if any) are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an Offer or Contract;

(b) All descriptions, dimensions, references to conditions and necessary permissions for the use and occupation and any other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

and no assumption should be made that any of the contents shown are included in the sale.

(d) No person in the employment of Scott Alexander has any authority to make or give any representation or warranty whatever in relation to this property;

If there is any point which is of particular importance to any purchaser, the position should be confirmed with us in the first instance particularly if any purchaser is contemplating travelling some distance to view the property.

**TO ARRANGE A VIEWING CONTACT
OUR PROPERTY MANAGER**

Laura Rose on 01674 673651

