

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



4 Over Ascreavie, Kingoldrum, By Kirriemuir, DD8 5HA

- **New Build Detached Bungalow in Rural Location**
- **Spacious Reception Hallway**
- **Lounge & Dining Room**
- **Modern Kitchen & Utility room**
- **4 Bedrooms (Master En Suite)**
- **4 Piece Bathroom Suite**
- **Monoblock Driveway & Integral Garage**

FIXED PRICE £249,950

Nestled just outside the small hamlet of Kirkton of Kingoldrum and located approximately 4 miles west of Kirriemuir, this delightful new build bungalow at Over Ascreavie is now ready and waiting to be made into a fantastic family home. The town of Kirriemuir has a broad range of services and amenities which include primary and secondary schooling, shops, supermarkets, hotels and various eateries. The district of Angus (known as "The Birth Place of Scotland") is a popular location for those with a passion for and an interest in outdoor and recreational activities. Much of the beautiful surrounding land comprises traditional estates and this part of Scotland is famed for its sporting pursuits. Fishing is available on the Rivers Ericht, Isla and Tay whilst high and low ground shooting can be taken locally. In addition there is loch fishing at Lintrathen. Ski-ing is a major attraction at nearby Glenshee. For golf enthusiasts, there are numerous golf courses in the area – including three at Alyth, together with the famous Rosemount course at Blairgowrie. The bigger cities of Dundee and Perth are within comfortable driving distance. As a matter of interest, J.M.Barrie's grandfather, Alexander Ogilvy was born at Over Ascreavie in 1788.

This extremely attractive detached bungalow occupies an elevated position in a scenic and peaceful rural location. The house is perfectly placed to take advantage of the spectacular views over the surrounding Angus countryside. The property has been built to a high specification by a local developer who specialises in small projects such as this. The subjects have been architecturally supervised by A&R Roger and Young.

This four bedroom house offers spacious, well proportioned accommodation all at ground floor level and benefits from double glazing and oil fired central heating. Both the living room and master bedroom feature bay windows that capture the ever changing countryside beautifully and the dining room has French doors. The kitchen is fresh and modern, benefits from quality fitted units with integral appliances and has a range style cooker. An American larder fridge freezer sets the ambiance for this kitchen along with the island work station/ breakfast bar. There is a separate utility room leading from the kitchen. The main bathroom has a modern four piece suite and features a roll top bath. The master bedroom has an en-suite with large shower cubicle.

Externally, a heather coloured monoblock courtyard provides ample parking for a number of vehicles. This leads to the spacious double garage which benefits from power and light, with remote controlled 'up and over' doors, internal side and rear courtesy doors allowing access to the utility room and the rear of the property. Fitted by the front door and garage are PIR security movement sensor lights. There is the potential to landscape and design a dream garden as the grounds are ready to be laid mainly to lawn at the moment with paved pathways to the sides and rear of the house. This is an ideal opportunity to obtain a modern, quality home in an idyllic rural environment. Viewing is therefore highly recommended.

Entrance Vestibule: Wood and double glazed exterior. Wood and opaque glazed door into hallway. Cloak cupboard and further useful storage cupboard.

Hallway: Approx. 12'4x10'7. Bright and spacious reception hallway with inset halogen downlighters and all accommodation leading off.

Lounge: Approx. 17'4x17'9. Excellent sized public room with double glazed bay window enjoying outstanding views over the surrounding countryside. Door to hallway and wood and frosted double doors to dining room.

Dining Room: Approx. 11'6x11'. Spacious public room having double glazed French doors leading to the rear and enjoying outstanding views. Access to lounge and to kitchen.



Kitchen:

Approx. 12'11x11'10. Fitted with a range of modern floor, wall and drawer units with Range style cooker with ceramic halogen hob, stainless steel splashback and canopy extractor hood. Integral Hotpoint dishwasher. American style larder fridge. Solid wood work surfaces. 1 ½ stainless steel sink and drainer. Karndean flooring. Island work station. Inset halogen downlighters. Double glazed window looking to the front courtyard.



Utility Room:

Approx. 13'x5'2. Fitted with a range of modern base and high level storage units. Karndean flooring. Stainless steel sink. Part tiled. Courtesy door. Two double garage. Double glazed window to front courtyard.

Master Bedroom:

Approx. 15'8(measured into bay window)x10'. Spacious double bedroom with double glazed bay window looking to side. Double mirror fronted wardrobes.

En-Suite Shower Room:

Approx. 7'6x3'11. Three piece white suite comprising WC, wash hand basin and large shower cubicle with wet wall panelling. Double glazed frosted window to side. Karndean flooring.

Bathroom:

Approx. 13'x6'8. Modern four piece white suite comprising WC, wash hand basin, roll top bath and corner shower cubicle with wet wall panelling. Chrome heated towel rail.

Bedroom 2:

Approx. 13'4x8'5. Double glazed window to side. Another good sized room.

Bedroom 3:

Approx. 13'10x9'9. Spacious double bedroom with double glazed dual aspect windows to front and side.

Bedroom 4:

Approx. 10'1x8'3. Double bedroom with double glazed window looking to front courtyard. Mirror fronted wardrobes.

Outside:

The property is accessed by a large monoblock driveway and parking courtyard with space for a number of vehicles and leading to the integral double garage which has separate remote control up and over doors, side and rear courtesy doors. Garden ground to front, side and rear with paved pathway. Ground will be laid mainly to lawn.



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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