



**The Old Police House Dunlappie Road,  
DD9 7UB**

**Offers over £245,995**



Located in the picturesque and highly sought-after village of Edzell, this well maintained three-bedroom detached bungalow offers spacious and flexible accommodation, ideal for modern family living or those seeking a peaceful yet well connected location. Set within a generous plot, the property boasts; a bright and spacious lounge, an airy conservatory, three bedrooms with a master ensuite and walk in wardrobe, a sizeable fitted kitchen with ample space for dining and a family bathroom with shower over bath facility. The Police House is presented in good move-in condition, with well-proportioned rooms and a comfortable layout designed for easy living.

Additional benefits include gas central heating, double glazing, an impressive private garden and ample natural light throughout, ensuring a warm and welcoming atmosphere. Located in a peaceful residential area with easy access to local amenities and the stunning Angus countryside, this is a rare opportunity to secure a quality home in a truly idyllic setting.

### Lounge

14'9" x 12'4" (4.51 x 3.78)

### Kitchen

16'4" x 12'5" (4.99 x 3.79)

### Conservatory

10'2" x 12'9" (3.11 x 3.90)

### Master Bedroom

15'7" x 8'9" (4.76 x 2.67 )

### Ensuite

8'5" x 4'1" (2.58 x 1.25 )

### Master Wardrobe

5'3" x 6'4" (1.61 x 1.94)

### Bedroom Two

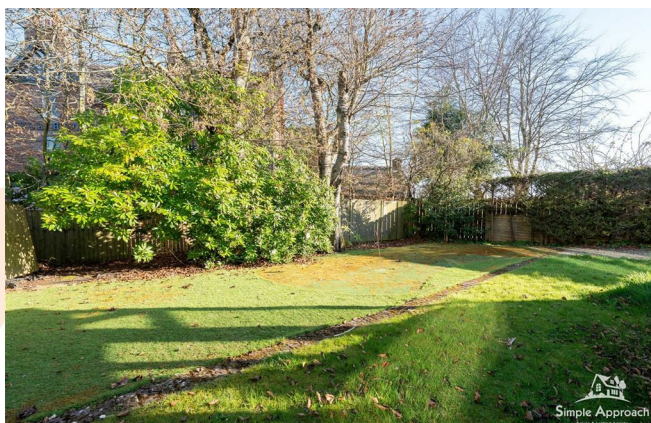
9'10" x 8'9" (3.01 x 2.69)

### Bedroom Three

8'5" x 9'10" (2.59 x 3.0 )

### Bathroom

6'9" x 5'4" (2.07 x 1.64)

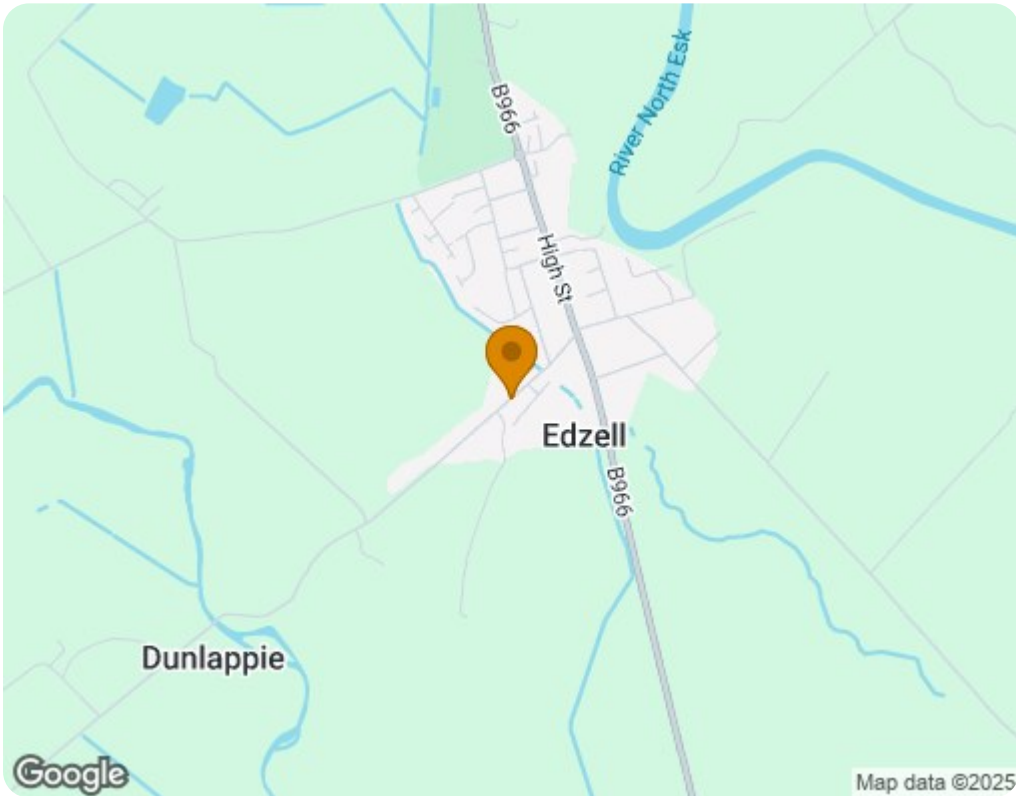




- Detached Bungalow
- Impressive Private Garden
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Large Modern Kitchen
- On Street Parking
- Picturesque Location
- Sizeable Lounge
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		