



**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)



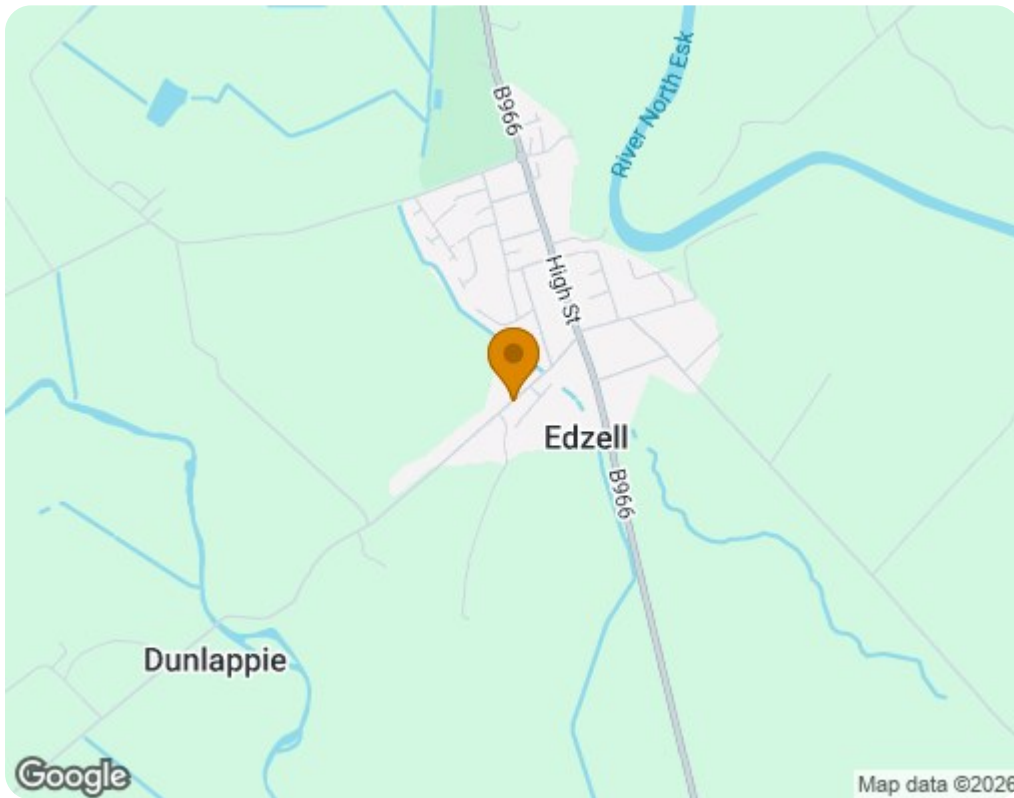


- Detached Bungalow
- Impressive Private Garden
- Gas Central Heating & Double Glazing

- 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	