

# The Auld Licht Manse

16 BRECHIN ROAD, KIRRIEMUIR, DD8 4BX



*Step into a more gracious age at The Auld Licht Manse, a characterful period home featured in the writings of J.M. Barrie*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Prepare to be transported to a more gracious age. Mentioned in the writings of J.M. Barrie, The Auld Licht Manse stands as a proud and characterful period residence in the heart of Kirriemuir, a home steeped in literary romance and architectural integrity. From the moment you approach along the private drive, framed by enclosed gardens, there is a palpable sense of arrival. This is a house that wears its history with quiet confidence.

# THE SITTING ROOM



The entrance vestibule sets the tone, warm and welcoming, rich with period detail. On the ground floor, two beautifully proportioned reception rooms each enjoy their own fireplace, creating elegant yet comfortable spaces for both formal entertaining and relaxed family living. The sitting room flows effortlessly into the conservatory, where garden views soften the seasons, and natural light pours in. The dining room, equally charming, evokes candlelit suppers and long conversations by the fire.



# THE CONSERVATORY & DINING ROOM





# THE KITCHEN



The farmhouse style kitchen is the true heart of the home, featuring characterful cabinetry, a traditional range stove alongside a freestanding cooker, and generous space for gathering. A substantial utility and boot room provides practical everyday functionality, particularly suited to busy family life or countryside pursuits.







Ascending to the first floor, three well-appointed bedrooms await. The principal bedroom benefits from its own en-suite shower room, while a thoughtfully designed family bathroom serves the remaining accommodation.

## THE BATHROOM





# BEDROOM 1



The principal bedroom benefits from its own en-suite shower room





# BEDROOM 2





# BEDROOM 3





The attic floor offers two further versatile rooms and a generous landing area with excellent storage, ideal as additional bedrooms, creative studios, or quiet retreats beneath the eaves.

# THE ATTIC ROOMS





Externally, the property continues to impress. The enclosed garden provides privacy and maturity, while a garage and private drive ensure convenience. A separate workshop and dedicated home office offer superb flexibility for modern working requirements, all without compromising the home's period charm.

Warm, welcoming and gently wistful of a bygone era, The Auld Licht Manse blends heritage and modern practicality in equal measure. This is not simply a house, it is a chapter of Kirriemuir's story, ready for its next custodian.

# EXTERNALS







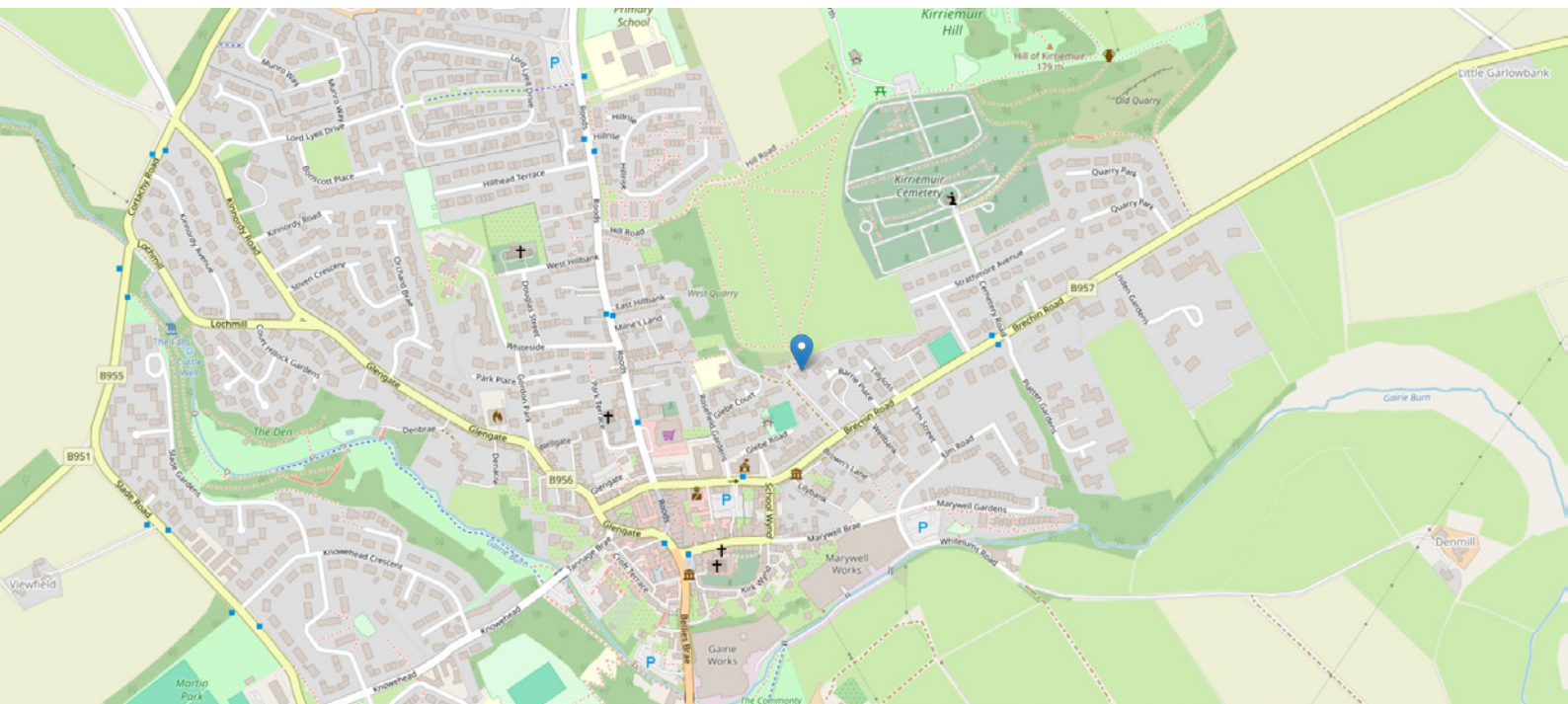


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 174m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Kirriemuir, affectionately known as the Gateway to the Glens, is a historic Angus town rich in character and community spirit. Famous as the birthplace of J.M. Barrie, its cobbled closes, red sandstone buildings and independent shops create an atmosphere that feels both timeless and vibrant. Family life here is well supported. The town offers respected primary schooling at Southmuir and Northmuir Primary Schools, along with Webster's High School, providing secondary education locally. A range of nurseries and early years provisions is also available within the town.







Everyday amenities are conveniently close at hand, including independent retailers, artisan bakeries, cafés, butchers and convenience stores, alongside larger supermarkets. There are medical facilities, dental practices, leisure amenities and sports clubs serving all ages. Outdoor life is a defining feature of Kirriemuir. The nearby Angus Glens provide exceptional walking, cycling and countryside pursuits, while Kirriemuir Golf Club offers a well-regarded course with panoramic views. For families, parks and recreational spaces are easily accessible, and the Loch of Kinnordy nature reserve lies a short distance away.

For commuters, the town provides straightforward access to Forfar, Dundee and Aberdeen via the A90, with Dundee offering mainline rail connections and an airport. Kirriemuir successfully balances heritage, natural beauty and practical convenience, making it particularly appealing to families, professionals seeking space and tranquillity, and those drawn to a strong sense of place and community.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.