HARMONY HOMES
ESTATE AGENCY

Auldallan Auldallan, Kirriemuir, DD8 5JT

Offers over £210,000

2 1 1 F

# Auldallan Auldallan

## Kirriemuir, DD8 5JT

Offers over £210,000

Nestled on the outskirts of the charming village of Kirriemuir, this semi-detached stone cottage, part of a beautifully converted watermill, offers a unique blend of rural charm and modern comfort. Spanning 947 square feet, this delightful home features two spacious double bedrooms, one of which boasts a picturesque window that frames a stunning view of the garden and its soothing waterfall. Imagine waking up to such a tranquil scene each morning.

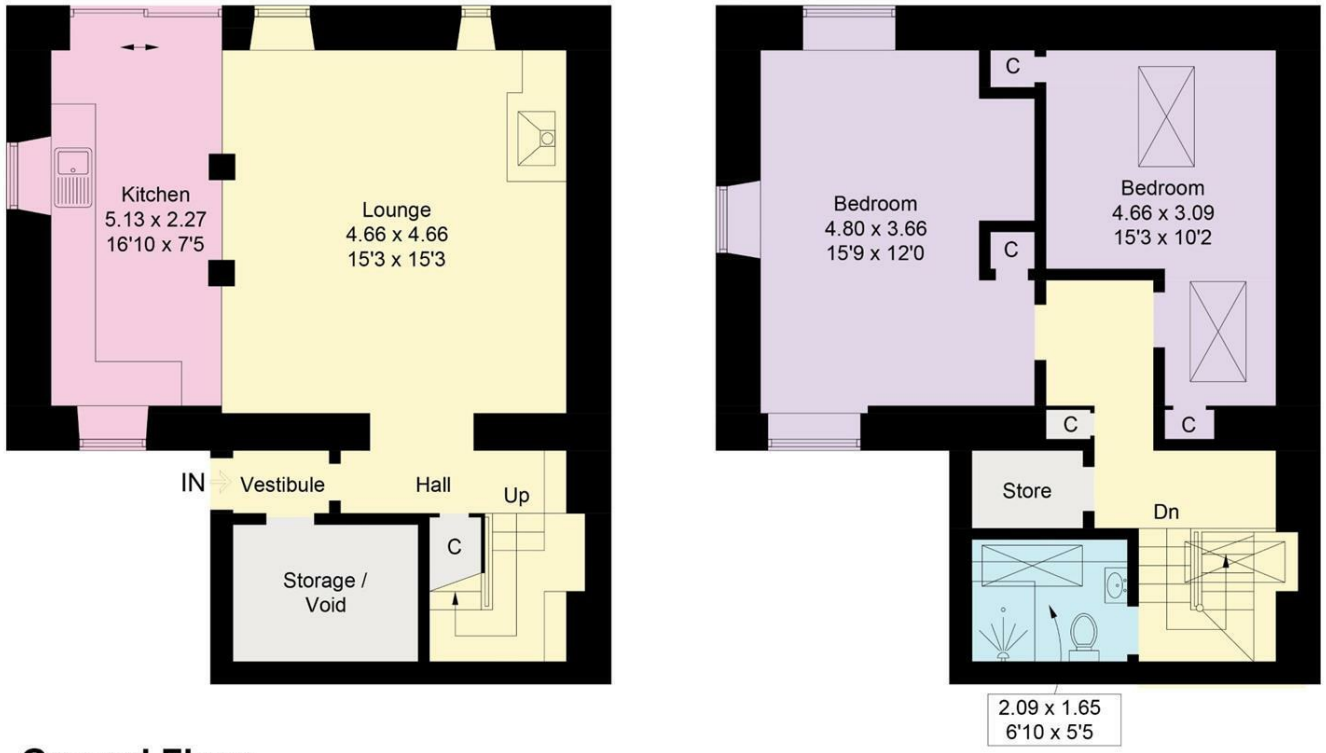
The open-plan living room and kitchen create a warm and inviting atmosphere, perfect for both relaxation and entertaining. A feature wood burner adds a touch of cosiness, while patio doors lead you out to the enchanting back garden, where the gentle sound of the waterfall enhances the serene environment.

In addition to the main garden, there is extra land above, providing an opportunity for further landscaping or the potential to create a garden room, allowing you to fully embrace the beauty of the surrounding rolling hills.

With parking available for two vehicles and the convenience of being just a short drive from the amenities of Kirriemuir, this property truly offers the best of both worlds. If you are seeking a rural retreat with a touch of elegance, this picturesque cottage is not to be missed.

## Directions

## Floor Plans

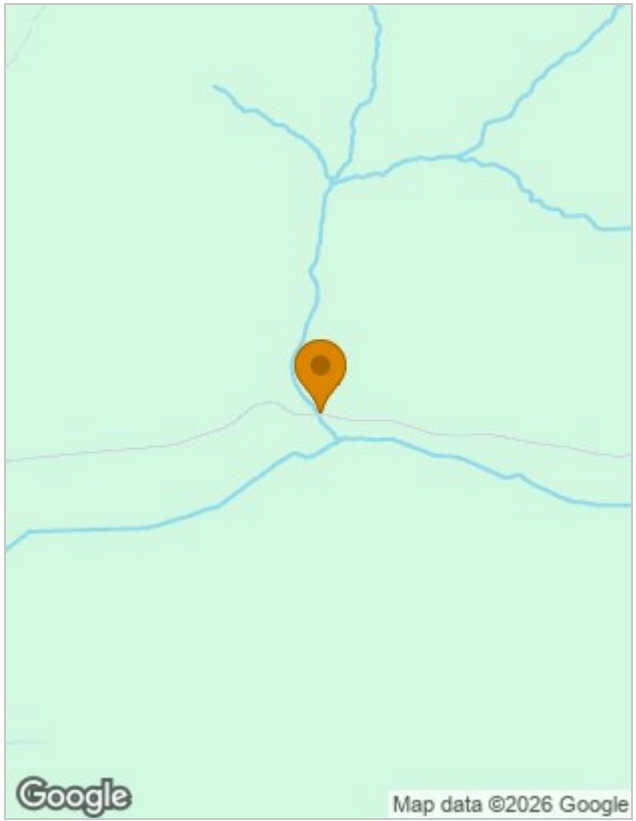



**Ground Floor**

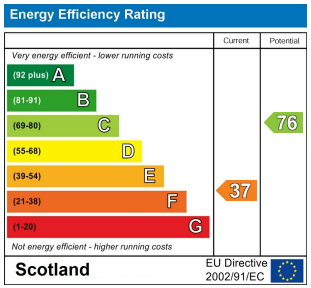
**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331961)

## Location Map




## Energy Performance Graph




## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

10 Troon Crescent, Dundee, Angus, DD2 3FS
Tel: 01382 819155 Email: hello@harmonyhomesestateagency.com www.harmonyhomesestateagency.com