

TREETOPS

54 Brechin Road, Kirriemuir, Angus, DD8 4DD



Thorntons 
The right way to move



Welcome to TREETOPS

Welcome to Treetops: a rarely available executive detached house that covers 1848 square feet providing extensive accommodation (including two reception rooms and four/five double bedrooms), as well as generous private parking and mature wraparound gardens.

GENERAL FEATURES

- A rarely available executive detached house
- Exclusive setting in picturesque Kirriemuir
- Attractively presented in light hues throughout
- Delightful views over Kirriemuir to the hills beyond
- EPC Rating - C

ACCOMMODATION FEATURES

- Vestibule and reception hall with storage and WC
- Dual-aspect living room with a suntrap balcony
- Dining room conveniently located by the kitchen
- Spacious breakfasting kitchen that is well appointed
- Utility room with a store and access to the gardens
- Four double bedrooms (three with built-in wardrobes)
- Versatile study/sitting room/fifth double bedroom
- Tiled en-suite shower room with a three-piece suite
- Three-piece family bathroom with overhead shower
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Enclosed wraparound gardens that are landscaped
- Private multi-car driveway and an integrated garage

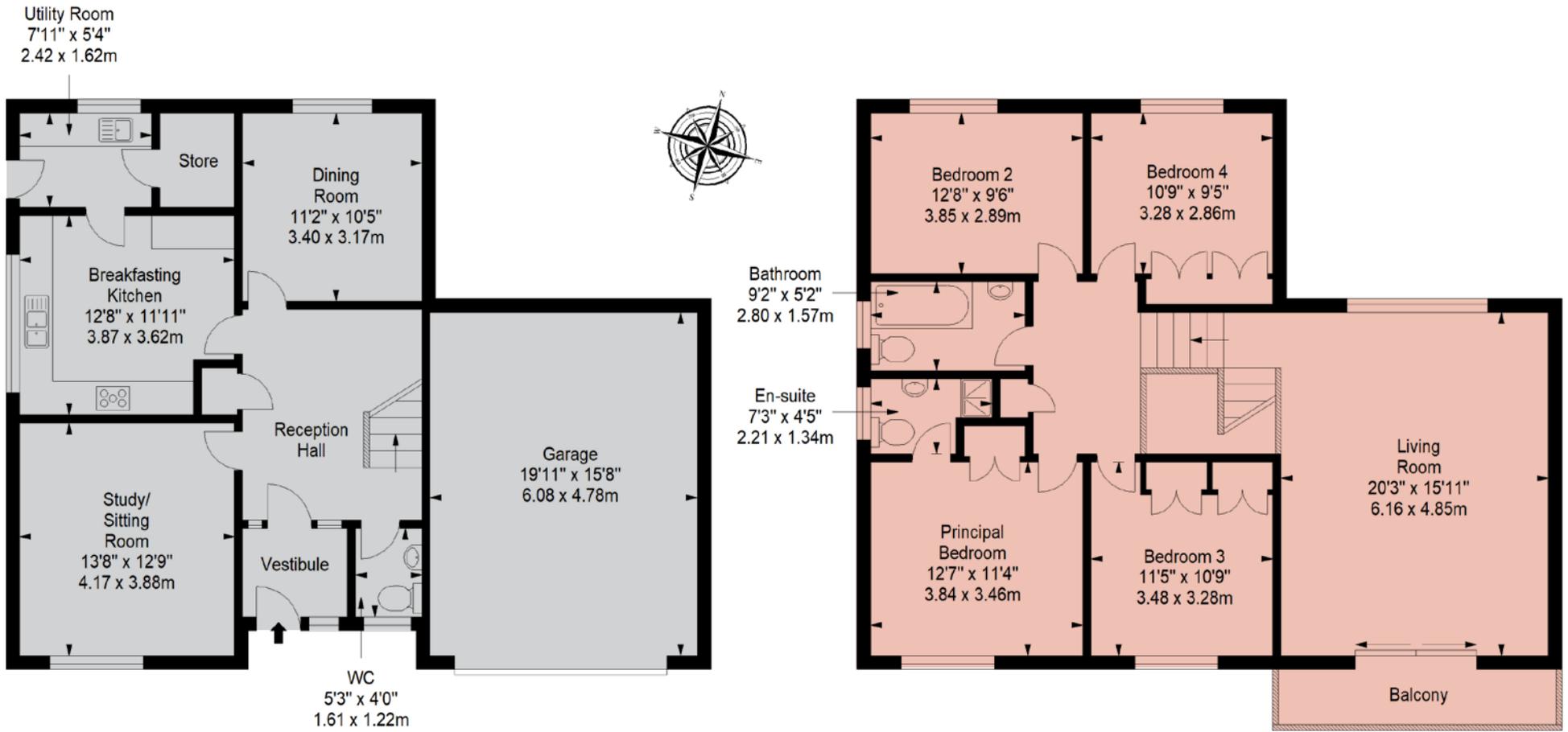
CONTENTS

06	FLOORPLAN
08	THE PROPERTY A rarely available executive detached house
10	RECEPTION AREAS Inviting reception areas for every occasion
14	THE BREAKFASTING KITCHEN Plentiful storage and room for casual meals
16	THE BEDROOMS Four double bedrooms and a versatile study/sitting room/fifth double bedroom
23	THE BATHROOMS Family bathroom, en-suite shower room, and a WC
24	GARDEN & PARKING Enclosed wraparound gardens, private multi-car driveway and an integrated garage
26	KIRRIEMUIR The charming town of Kirriemuir is the "Gateway to the Glens" and lies just under six miles from Angus' county town of Forfar



Thorntons
The right way to move
Treetops

The floorplan is for illustrative purposes. All sizes are approximate.



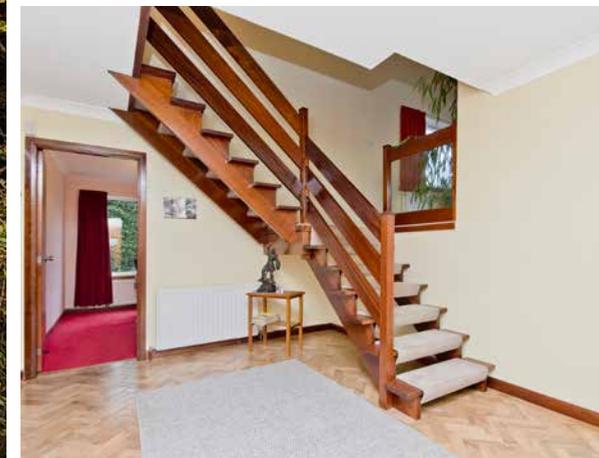
A WONDERFUL

first impression through mature gardens

This large four/five-bedroom detached house forms part of an exclusive neighbourhood in the picturesque burgh of Kirriemuir. It offers easy access to the beautiful surrounding countryside and is roughly a 30-minute drive from Dundee and stunning sandy beaches, like those in the nearby coastal towns of Carnoustie and Montrose. The southeast-facing residence is attractively presented throughout in light hues, offering spacious rooms with excellent storage and a high degree of versatility. It also features a well-appointed kitchen, a suntrap balcony, and a family shower room, en-suite bathroom, and WC. Plus, it boasts far-reaching views to the rolling hills beyond Kirriemuir. Add private parking for multiple vehicles and carefully landscaped gardens, and you have an outstanding family home for those seeking space and tranquil surroundings.



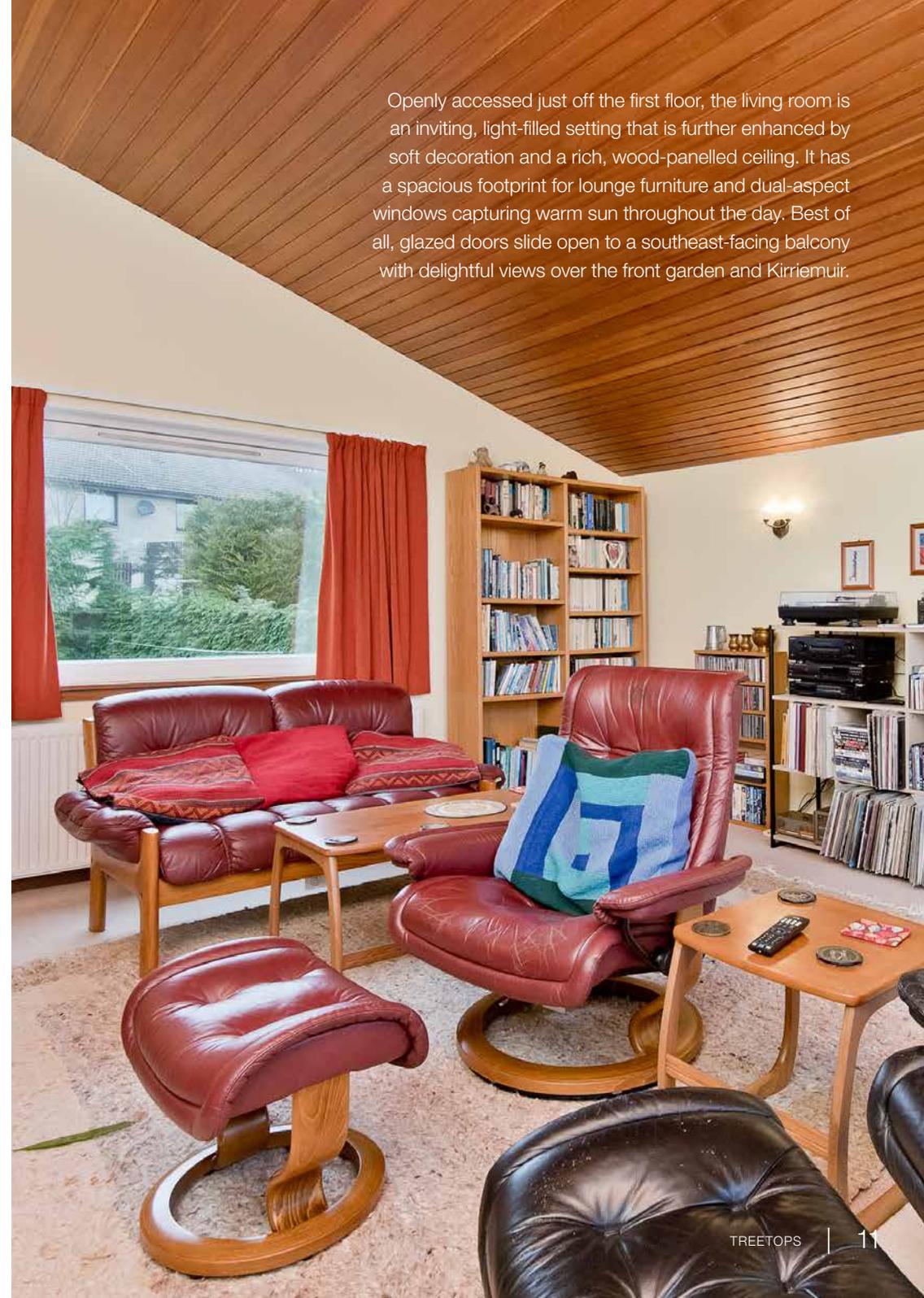
The home has a lovely approach via a long driveway through a generous front garden with mature plants and sweeping lawns. It is a wonderful first impression which is maintained inside via a welcoming vestibule and reception hall, defined by neutral décor and a herringbone floor. A WC and built-in storage add practicality to the introduction as well.



RECEPTION AREAS



At ground level, there is also a dining room, providing a dedicated space for family meals and entertaining dinner parties. In addition, there is a versatile study/sitting room that can be used as a quiet office space or as a cosy reception area for unwinding with family.



Openly accessed just off the first floor, the living room is an inviting, light-filled setting that is further enhanced by soft decoration and a rich, wood-panelled ceiling. It has a spacious footprint for lounge furniture and dual-aspect windows capturing warm sun throughout the day. Best of all, glazed doors slide open to a southeast-facing balcony with delightful views over the front garden and Kirriemuir.

Southeast-facing balcony with

DELIGHTFUL VIEWS



Spacious

BREAKFASTING KITCHEN



Arranged in an L-shape, the breakfasting kitchen features a well-appointed selection of timber-toned cabinets at base and wall level alongside complementary worktops. It offers plentiful storage and workspace, as well as ample room for a table and chairs for casual meals. It comes with an integrated electric double oven and gas hob and a freestanding fridge/freezer. A neighbouring utility room provides a discreet space for laundry and a generous store.



First-floor

BEDROOMS



FOUR DOUBLE BEDROOMS



*Providing families
with space and
versatility*

The four double bedrooms are on the first floor, all enjoying light decoration and soft carpets. Three of the rooms come with built-in wardrobes for generous clothes storage, including the principal bedroom which also has the advantage of a tiled en-suite shower room. All four rooms are bright and airy, ensuring families have the flexible space for life's changing needs. To this end, the ground-floor study/sitting room can also be used as a fifth double bedroom, one that offers easy accessibility.

THE PRINCIPAL BEDROOM

*has the advantage of a tiled en-suite
shower room*





THE BATHROOMS



In addition to the ground-floor WC and the principal bedroom's en-suite, there is also a first-floor family bathroom. Enveloped in neutral tiles, this bathroom is equipped with a three-piece suite which is comprised of a toilet, a washbasin, and a bath with an overhead shower.

For year-round comfort, the property has gas central heating and double-glazed windows throughout.

GARDEN & PARKING



Externally, Treetops boasts enclosed gardens that wraparound the home, providing generous stretches of lawn alongside established plants for added natural beauty. It ensures lots of outdoor space for families to enjoy and plenty of sun, particularly at the southeast-facing front garden. Also to the front, the private driveway has parking for multiple vehicles, in addition to a large integrated garage.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, a washing machine, a tumble dryer, and select rugs to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



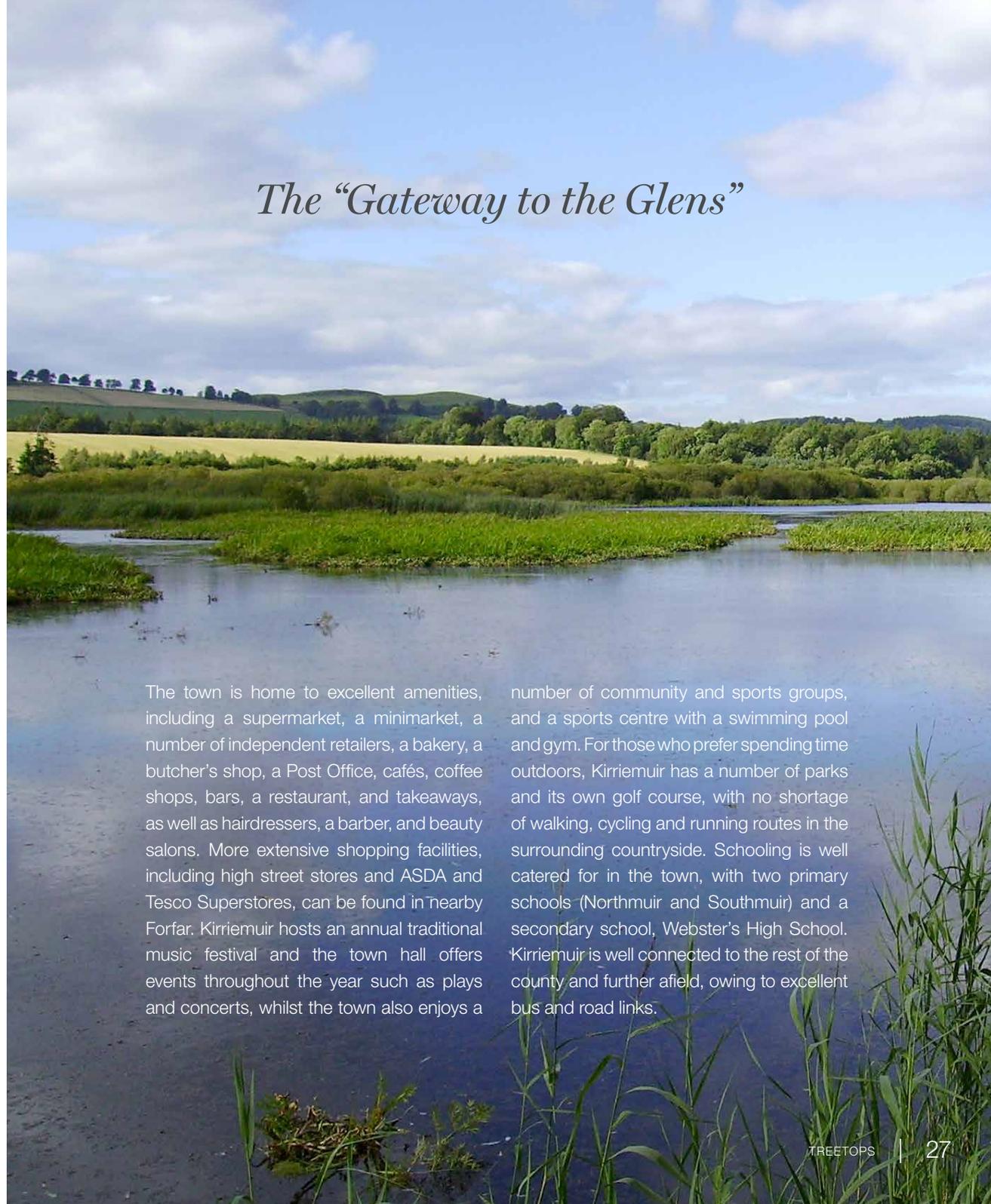


KIRRIEMUIR

The charming town of Kirriemuir, known locally as Kirrie, is the “Gateway to the Glens” and lies just under six miles from Angus’ county town of Forfar. Kirriemuir is perhaps best known as the birthplace of Sir JM Barrie, creator of Peter Pan, whose childhood home in the town is now a museum. There is a statue of Peter Pan in the middle of the town, and Barrie gifted a camera obscura to the people of the town, along with the cricket pavilion in which it is housed, which is a popular tourist attraction, from which panoramic views of the surrounding countryside can be enjoyed.



The “Gateway to the Glens”



The town is home to excellent amenities, including a supermarket, a minimarket, a number of independent retailers, a bakery, a butcher’s shop, a Post Office, cafés, coffee shops, bars, a restaurant, and takeaways, as well as hairdressers, a barber, and beauty salons. More extensive shopping facilities, including high street stores and ASDA and Tesco Superstores, can be found in nearby Forfar. Kirriemuir hosts an annual traditional music festival and the town hall offers events throughout the year such as plays and concerts, whilst the town also enjoys a

number of community and sports groups, and a sports centre with a swimming pool and gym. For those who prefer spending time outdoors, Kirriemuir has a number of parks and its own golf course, with no shortage of walking, cycling and running routes in the surrounding countryside. Schooling is well catered for in the town, with two primary schools (Northmuir and Southmuir) and a secondary school, Webster’s High School. Kirriemuir is well connected to the rest of the county and further afield, owing to excellent bus and road links.



Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheaa@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS