



**lindsays**

44 Roods,  
Kirriemuir DD8 4HN

*"Tastefully presented three bedroom extended terraced villa in the heart of Kirriemuir"*

- Hallway
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Shower Room
- 3 Double Bedrooms
- Gas Central Heating
- Double Glazing

EPC Rating D

**OFFERS OVER £135,000**  
**HOME REPORT VALUE £145,000**



## Description

Lindsays are delighted to offer to the market this tastefully presented three bedroom extended villa in a popular residential area. Roods is ideally situated for ease of access to a number of local amenities.

The property is offered to the market in move in condition and comprises on the ground floor: hallway, bright and spacious lounge/diner, modern fitted kitchen, double bedroom and family bathroom. Upstairs there are two further good sized double bedroom and shower room. Benefits include gas central heating and double glazing.

Externally there is a small area of yard which is accessed from Park Terrace.

This unique property would suit a variety of buyers and we strongly recommend viewing.

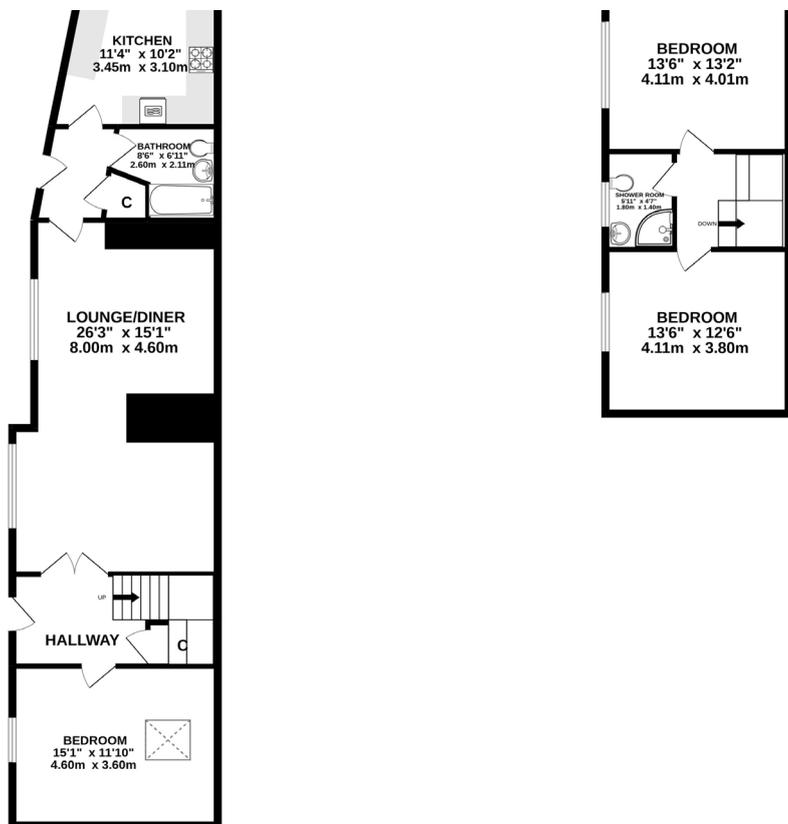
## Area:

Situated in the very heart of Angus the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life.

Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services, however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

## Viewing:

By appointment through Lindsays on [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk) or 01382 802050



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.