

Wilkie & Dundas

FOR SALE



**13 GRAMPIAN CRESCENT,
KIRRIEMUIR, DD8 4TW**

**HALL
LIVING ROOM
3 BEDROOMS
STUDY
KITCHEN
SHOWER ROOM
CLOAKROOM WITH WC and WHB
DOUBLE GLAZED
ELECTRIC HEATING
EPC BAND E**

FIXED PRICE £180,000.00

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This two storey detached dwellinghouse is in an established residential location in the Northmuir area of Kirriemuir close to Northmuir Primary School and Golf Course. The property was built around 1975, is fully double glazed and has electric heating.

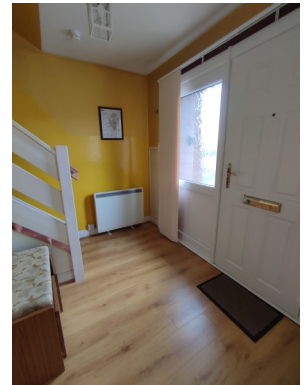
Kirriemuir is well situated to give easy access to the A90 dual carriageway connecting Stonehaven and Aberdeen to the north with Dundee, Perth and the central belt to the south.

There are easily maintained garden areas to front and rear, the rear area being enclosed. There is a large single garage with driveway and hard standing parking for at least three vehicles.

ACCOMMODATION GROUND FLOOR

ENTRANCE HALL 2.64m x 2.19 m

Laminate flooring. Radiator. Built in cupboard housing electricity consumer unit and fuse box.



CLOAKROOM

Vinyl flooring. WC and wash hand basin. Extractor. Part tiled.



LIVING ROOM 6.10m x 3.26m

Laminate flooring. Radiator and focal electric fire. Shelved alcove. Door to kitchen.



KITCHEN 5.00m x 2.50m

Tiled floor. Radiator. Quality wall and base units. Plumbed for washing machine. Spaces for electric cooker and fridge freezer. Dining area. Door to rear garden area and door to study.



STUDY 2.88m x 2.14m

Laminate flooring. Radiator. Built in storage cupboards. Shelled alcove. Window to rear garden area.



UPSTAIRS

Carpeted stair to landing. Hatch to roof space.

BEDROOM (northwest) 2.81m x 1.80m

Laminate flooring. Built in wardrobe with storage. Additional built in storage cupboard housing hot water tank. West facing.



BEDROOM (southwest) 2.93m x 2.80m

Laminate flooring. Radiator. West facing.



BEDROOM (southeast) 2.95m x 2.90m

Laminate flooring. Radiator.



SHOWER ROOM 2.90m x 1.90m

Walk-in shower. Vinyl flooring. Dimplex wall heater. White WC and WHB. Built in storage cupboards.



OUTSIDE

Single garage with electric power. Driveway and hard standing for at least three vehicles. Flower borders at front.

Enclosed rear garden area laid in flagstones and gravel with rotary dryer. Raised flower border. Wooden garden shed.

EXTRAS

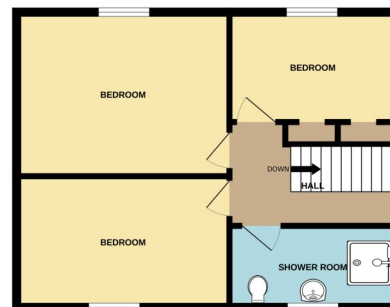
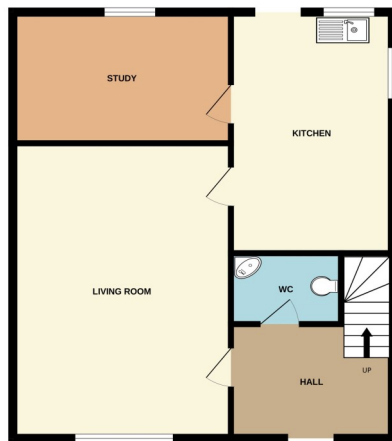
All fitted blinds and floorcoverings.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRICE—FIXED PRICE £ 180,000.00 (HR Valuation £195,000.00)

VIEWING—BY ARRANGEMENT WITH SELLING AGENTS.

NOTE

Reasonable care has been taken in the preparation of these particulars but all statements contained in the particulars are for information only and intending purchasers and others should not rely upon them as statements or representations of fact. Measurements where given are approximate only.