

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



2 Bon Scott Place Kirriemuir DD8 4LD

- Modern Detached Villa
- Hallway
- Lounge
- Kitchen/Dining
- Utility Room
- Modern Ground Floor Bathroom
- 3 / 4 Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing, EPC D
- Driveway
- Garage with Electric Door
- Gardens to Front & Rear
- Close to All Amenities
- Garden Shed

Offers around £269,950 (HR Value 275K)

This modern detached villa is situated in the sought after Kinnordy View development by Guild Homes and is convenient for all local amenities and services including Northmuir Primary School, Websters High School, the Town Centre, dental practice, golf course and public transport. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes North and South.

The property was built by Guild Homes to their Glenogilvy house design which is a four bedroom detached villa. The present owner reconfigured the original floor plan for three larger bedrooms, however this can be reinstated to four bedrooms with relative ease. The subjects are in good decorative order throughout and benefit from gas fired central heating, double glazing, a modern dining sized kitchen, separate utility room, modern four piece bathroom on the ground floor and modern shower room on the upper floor. Features include Karndean flooring and oak finish Shaker style internal doors.

Externally there is garden to front and driveway parking for multiple vehicles leading to the attached garage, which has remote control electric door. The rear garden is enclosed and enjoys a degree of seclusion and privacy, being well screened by mature shrubs and hedging, laid out in lawn with a patio and timber shed.

This is an excellent opportunity to obtain a spacious family home in this much sought after development and viewing is highly recommended.

Entrance Hallway:

Double glazed exterior door. Staircase to upper floor accommodation. Large understairs storage cupboard, also housing fuse box and electric meter.

Lounge:

Approx. 5.9m [measured into bay window] x 3.96m Spacious public room with double glazed bay window enjoying open outlook over the green space to front.



Kitchen/Dining:

Approx. 5.67m x 4.27m Two clearly defined areas. Kitchen is fitted with a range of modern floor, wall, and drawer units. Integral double oven hob, extractor hood. fridge and freezer. Space for dishwasher Tiling to splashback. Double glazed window looking to rear. Breakfast bar divider. The dining area accommodates a large table and chairs. Double glazed French doors leading to the rear garden.

**Utility Room:**

Approx 3.18m x 1.7m Fitted with a range of modern base and high level storage units. Stainless steel sink and drainer with mixer tap. Wall mounted Worcester central heating boiler. Plumbed for washing machine and space for tumble dryer. Double glazed window to side. Double glazed exterior door to the rear garden.

Bathroom:

Approx. 2.9m x 2.6m Modern 4-piece Roca suite comprising WC, wash hand basin in fitted units. Bath and separate shower cubicle with wet wall. Part tiled. Double glazed window to side. Chrome ladder style towel rail.

**Bedroom 3:**

Approx. 3.23m x 3.5m Double bedroom at ground floor level. Double glazed window to front enjoying the open outlook. Double fitted wardrobe.





Upper Floor Accommodation

Upper Floor Landing:

Hatch to loft space with pull down ladder. Large, shelved airing cupboard, also housing the hot water cylinder.

Bedroom 1:

Approx. 4.27m x 4.32m Spacious double bedroom with double glazed window to front. Two double fitted wardrobes.



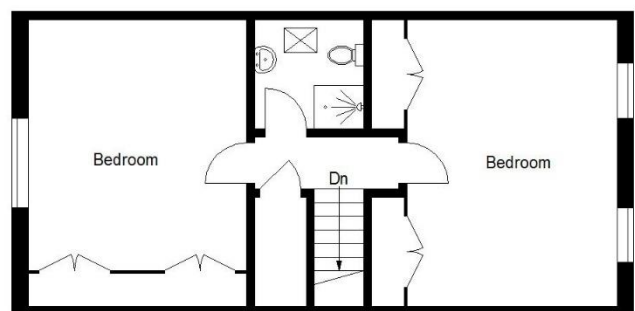
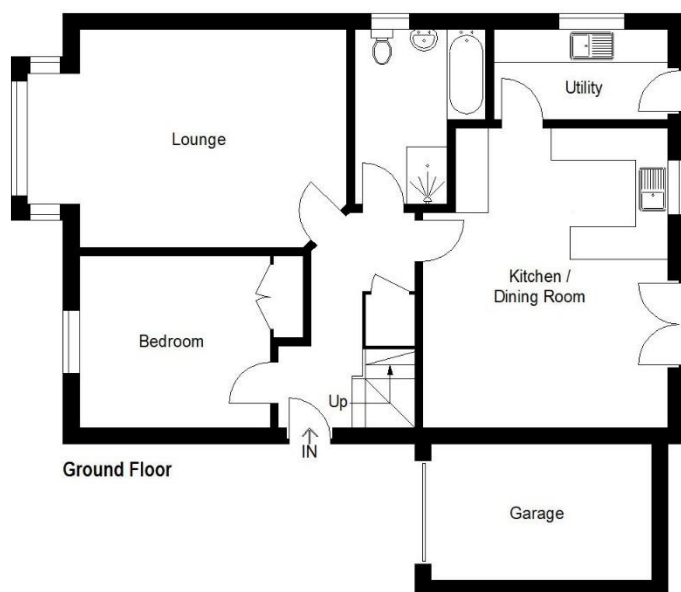
Bedroom 2:

Approx. 5.22m x 3.6m Spacious double bedroom with two double glazed windows looking to rear. Two double fitted wardrobes. This room was designed to accommodate two bedrooms and the owner can re-instate if required by the purchaser.



Shower Room:

Approx. 2.18m x 2m Modern three-piece Roca suite comprising WC wash hand basin in fitted units. Shower cubicle with wet wall. Part tiled. Chrome, ladder style towel rail.



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:981000 / Ref:85238)

Garden:

The front garden is laid to lawn with shrubs. Large driveway with parking for multiple vehicles leading to the single garage which has remote controlled electric door. The rear garden is laid to lawn. Bounded by timber fencing. Patio area. Well screened by mature shrubs and hedging. Enjoys a degree of seclusion and privacy.



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