

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Glenside, Memus. DD8 3TY

- **Detached 1.5 Storey Dwelling House**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen/Dining/Family Room**
- **Ground Floor Shower Room**
- **5 Bedrooms & En Suite**
- **Family Bathroom**
- **Upper Landing**
- **Driveway & Double Garage/Workshop**
- **Generous Sized Gardens**
- **Semi Rural Location, EPC E**

Offers Over £299,500 (Home Report Valuation 325K)

This deceptively spacious, one and half storey detached dwelling house is situated in the charming Angus village of Memus and is within convenient distance of the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south. There is a primary school at nearby Cortachy, and secondary schooling at Websters High School. Local amenities include the popular Drovers Inn. Forfar, Brechin and Kirriemuir provide a full range of social, leisure and consumer facilities. The property enjoys open countryside views to the rear. The area is close to the Angus Glens which boasts some of the finest scenery in the north east of Scotland and an ideal base for those with an interest in outdoor pursuits.

The property offers spacious and well proportioned accommodation over two floors, and benefits from double glazing, gas fired central heating, spacious lounge, an impressive open plan kitchen, family and dining room, separate utility room, ground floor shower room, five double bedrooms, family bathroom and En Suite on the upper floor. Features include attractive wooden flooring in the public areas and wood burning stoves in both the lounge and family kitchen dining.

Externally there is driveway parking leading to the double garage and workshop. The garden grounds to front side and rear are generously proportioned, all enclosed, and well screened with mature shrubs and trees.

This is an excellent opportunity to obtain a substantial family home in an idyllic semi-rural location, and viewing is essential to appreciate fully.

Entrance Vestibule:	Double glazed opaque double doors. Opaque glazed doors into hallway.
Hallway:	All ground floor accommodation leading off. Useful Storage cupboard. Staircase to upper floor accommodation.
Lounge:	Approx. 5.22m x 4m. An excellent size public room. Double glazed window to front. Focal point of the room is attractive wood and tiled surround with wood burning stove.





**Kitchen/Dining/
Family Room:**

Approx. 8.56m x 6.55m. Substantial L shaped room with clearly defined areas. Dining and Family room accommodates a large table and chairs and sofa and has two double glazed picture windows to rear. Double glazed window to side. Double glazed Velux window enjoying outstanding open views over the countryside. Wood burning stove on slate tiled hearth. Kitchen is fitted with a range of modern floor, wall, and drawer units. Two integral ovens and grill. Hob, dishwasher, and recess for fridge freezer. Granite effect work surfaces. Large island workstation and dining with solid wood work surface. Double glazed French doors to rear garden, again enjoying views. Double glazed window to side.







Utility Room:

Approx. 3.8m x 2m. Recently installed central heating boiler. Hot water tank. Plumbed for washing machine. Double glazed exterior door. Useful broom cupboard.



Cloaks/WC:

Approx. 1m x 1.87m. Two piece white suite comprising WC and wash hand basin with tiling above. Extractor fan.

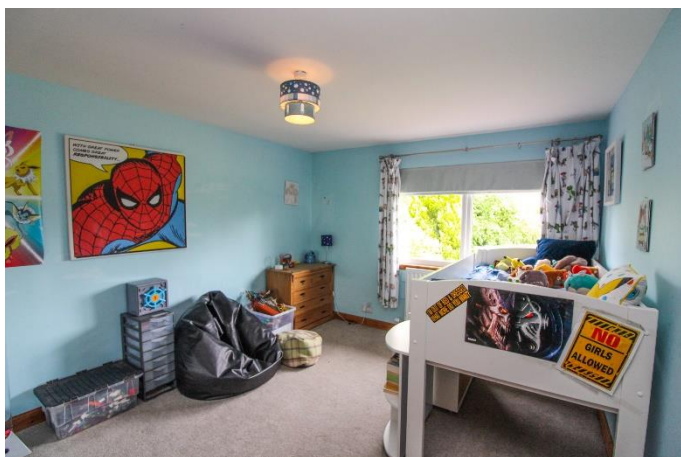
Bedroom 5:

Approx. 3.2m x 3.94m. Double bedroom. Double glazed window to front.



Bedroom 4:

Approx. 3.35m x 3.93m. Another double bedroom. Double glazed window to front. Double mirror fronted wardrobes.

**Bedroom 3:**

Approx. 3.82m x 3.58m. Another spacious double bedroom. Double glazed window to rear. Mirror fronted wardrobes.

**Shower Room:**

Approx. 1.83m x 1.86m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Chrome ladder style towel rail.





Upper Floor Accommodation:

Upper Floor Landing: Double glazed Velux window. Double mirror fronted wardrobes.



Bedroom 1:

Approx. 6m x 4.7m. Excellent size double bedroom. Four double glazed Velux windows to front, and a further double glazed window to side, all enjoying the views. Two double mirror fronted wardrobes. Large eaves storage the length of the room.



En Suite Shower Room:

Approx. 2m x 2.33m. Three piece white Roca suite comprising WC, wash hand basin and shower cubicle. Part tiled. Double glazed Velux window.



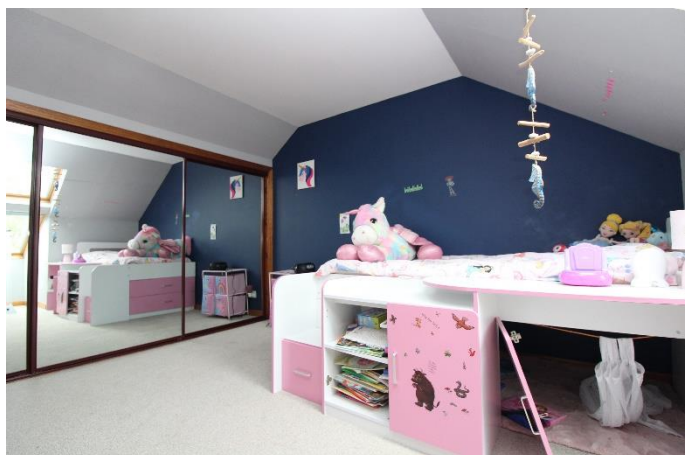
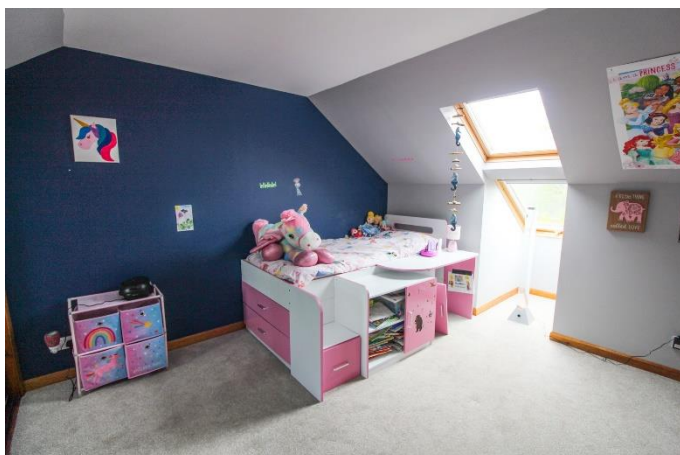
Family Bathroom:

Approx. 2.2m x 2.23m. Modern three piece white Roca suite comprising WC, wash hand basin and bath. Part tiled. Double glazed Velux window.



Bedroom 2:

Approx. 3.4m x 3.67m. Another double bedroom. Wall to wall mirror fronted wardrobes. Two double glazed Velux windows to front.



Outside:

Driveway parking to side leads to the double garage with single door, and adjoining workshop which has power and water. The gardens to front are enclosed and laid out to lawn and screened with mature tree and shrub borders. The enclosed gardens to rear and side bound onto open countryside with patio areas, and playhouse, again, well screened.





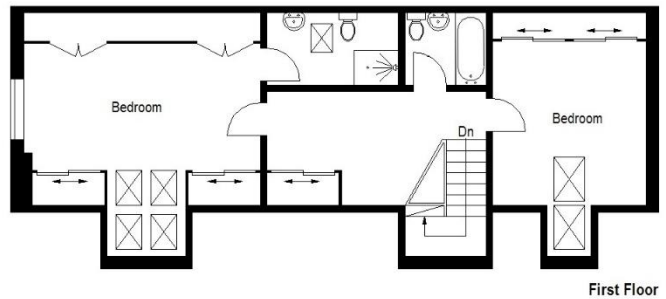
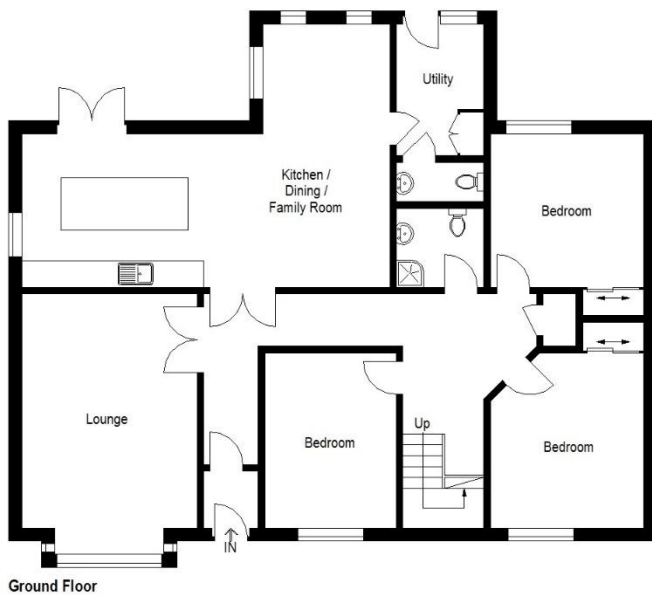


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