

39 Sunnyside, Kirriemuir, Angus, DD8 5DR



Reduced Price - Offers Over £165,000

Semi-detached cottage situated in a popular residential area in the Angus town of Kirriemuir. This three-bedroomed property is well maintained and has the ability to make a fantastic family home. The property is within walking distance of Southmuir Primary and Websters High School and is also well placed for commuting further afield. The property also benefits from a large enclosed garden and 2 potting sheds.

Accommodation comprises:- Living Room/Diner, Modern Kitchen, Bathroom, x 3 Double Bedrooms, floored Loft.

Outside:- Externally there is an enclosed private rear garden, lawn and borders, 2 x potting sheds, (please note the drying green poles will not be left).

Gas Central Heating, Double Glazing. Energy Performance Rating:- C/Tax Band:- C



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH

Wooden door leading into large open hallway with all rooms off. There are 2 x storage cupboards in the hall, laminate flooring and 2 x radiators, access to loft through hatch.



KITCHEN (3.12m x 2.77m)

Modern fitted kitchen with all appliances integrated as follows:- Extractor, Gas Hob, Oven, Micro-wave, Washing Machine, Slimline Dishwasher, Fridge Freezer. Vinyl flooring and radiator; window to side.



LIVING ROOM/DINER (6.47m at widest x 6.18m at longest)

Spacious, right, L-shaped Living Room/Diner with large window out to the garden. Feature fireplace with gas fire. Radiator and carpeted flooring, window to side also.



BATHROOM (2.33m x 1.64m)

Family bathroom with built-in vanity unit under sink, WC, Bath with shower over. Vinyl flooring, towel radiator and Expelair extractor fan.



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MASTER ONE (3.76m x 3.29m)

Large double room to the front with window to the rear. Built-in mirrored wardrobes x 2. Radiator and laminate flooring.



BEDROOM TWO (3.64m x 3.36m)

Double bedroom to the side with window, built-in mirrored wardrobes. Radiator and carpeted flooring.



BEDROOM THREE (3.29m x 3.38m)

Double bedroom with window looking to the rear. Radiator and carpeted flooring



OUTSIDE

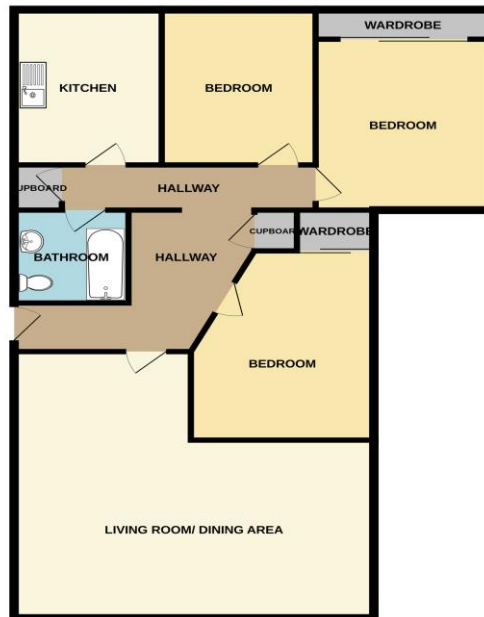
Enclosed rear garden laid with shrubs, plants and lawn, there are 2 x potting sheds. and borders. 2 x potting sheds. Parking is available.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, materials and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 65023

VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation

**Whilst these particulars are believed to be correct
they are not warranted and do not form part of any Contract.
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