

# Wilkie & Dundas

**FOR SALE**



**26 MARYWELL BRAE,  
KIRRIEMUIR, DD8 4BJ**

**ENTRANCE VESTIBULE  
HALL  
LOUNGE/DINING/KITCHEN  
4 BEDROOMS  
BATHROOM and SHOWER  
TOILET and SHOWER  
UTILITY  
OFF STREET PARKING  
GCH  
EPC BAND D  
COUNCIL TAX BAND D  
OFFERS OVER £180,000**

28 Marywell Brae, Kirriemuir, Angus  
DD8 4BP

Tel. 01-575-572-608

[admin@wdws.co.uk](mailto:admin@wdws.co.uk)

Fax. 01-575-574-529

This spacious semi-detached two storey, stone built dwellinghouse is located close to Kirriemuir town centre and has been converted and modernised from its initial use as the Council chambers and offices of the former Kirriemuir Town Council.

The former Council meeting chamber now provides the spacious open plan lounge, diningroom and kitchen where a modern multi fuel stove is installed in the original fireplace. The original wooden carved fireplace surround bears the Kirriemuir coat of arms. Original wood panelling has been retained.

The property was converted to a dwellinghouse approximately 10 years ago when new electrics were installed along with a gas fired central heating system with radiators.

The living area is on upper floor level along with one bedroom and with toilet with shower on the half landing below. The remaining three bedrooms are located at ground floor level along with separate bathroom and shower and utility area.

This is a great opportunity to purchase a spacious modernised family home with many original features retained.

## ACCOMMODATION—Ground Floor

### Entrance Vestibule

Accessed by double wooden doors. Tiled floor. Coat hooks.

### Hall

L—shaped hall with laminate flooring. Further coat hooks. Radiator. Impressive pine staircase to half landing and upper floor. Walk in storage cupboard with light beneath stairs. Two radiators on staircase.



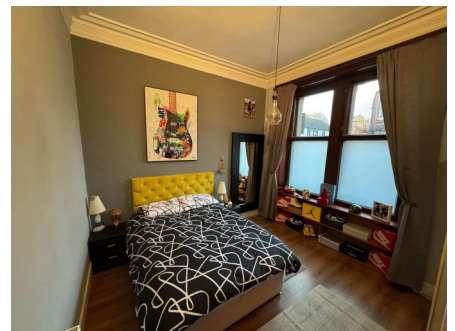
### Bedroom (front east) 2.66m x 2.39m

Laminate flooring. Radiator. Study desk. Built in wardrobes and storage. Bunk –style bed with additional storage area. Built in cupboard housing electricity consumer unit.



### Bedroom (front west) 3.77m x 3.66m

Laminate flooring. Radiator. Built in shelved cupboard.



### Bedroom (rear) 4.55m x 3.00m

Laminate flooring. Radiator. Built in wardrobes and storage. Dressing table. Steps to double bed above.



**Bathroom 3.08m x 2.01m**

Tiled Floor. Radiator. Three piece white suite. Separate shower cabinet. Extractor fan. (Former strongroom).

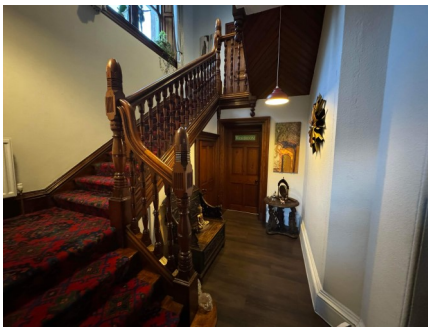


**Utility Area 5.04m x 2.45m**

Laminate flooring. Radiator. Built in base and wall units. Spaces for fridge and freezer. Central heating boiler. Two steps and door to rear parking area.



**ACCOMMODATION—UpperFloor**



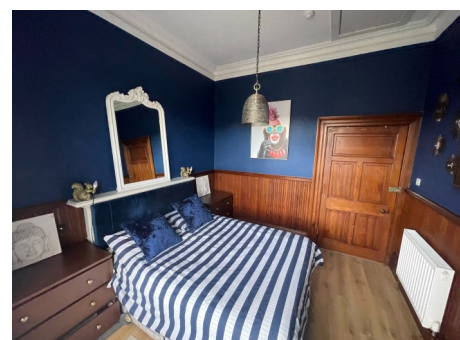
**LOUNGE/DINING/KITCHEN 9.00m x 5.65m**

Laminate flooring. Two large radiators. Multi fuel stove in original fire surround. Tiled fire place. Kitchen island with stainless steel sink and drainer with built in fridge and built in dishwasher below. Built in wall and base units. Fitted gas hob, electric oven, extractor and microwave. Built in shelved cupboard in corner. This room is the former town council meeting room. Attractive wood panelling has been retained on two walls. A bright open plan room with windows to front and rear.



**Bedroom 3.61m x 3.20m**

Laminate flooring. Radiator. Hatch to roof space.



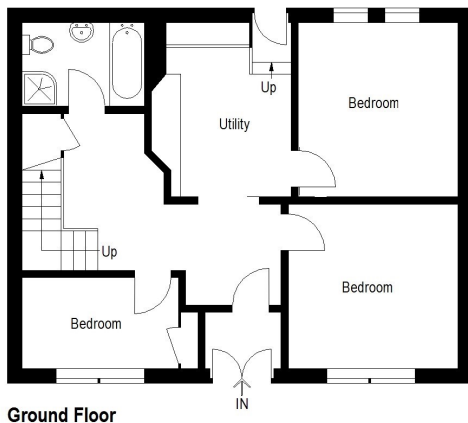
**Shower Room 3.00m 1.20m**

Located on half landing off staircase. Tiled Floor.  
Radiator. Shower cabinet. WC and wash hand basin.  
Extractor.

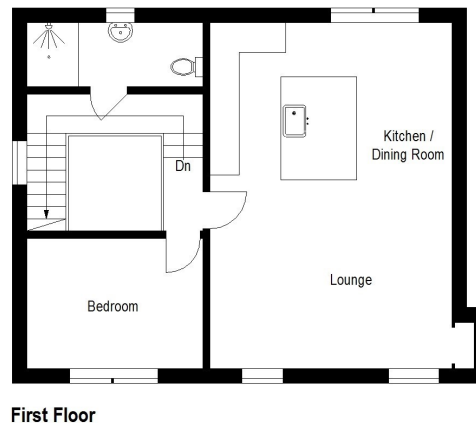


**OUTSIDE—**

Off Street mutual tarred hard standing and parking area.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1020461 / Ref:86464)

**PRICE—OFFERS OVER £180,000.00 (HR Valuation £180,000.00)**

**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.