

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## **3 Grampian Crescent, Northmuir, Kirriemuir DD8 4TW**

- **Extended Detached Chalet Villa**
- **Vestibule & Hallway**
- **Lounge/Bedroom 5**
- **Kitchen & Utility Room**
- **Sitting Room**
- **Conservatory**
- **Ground Floor Bathroom**
- **4 Bedrooms**
- **Cloaks/WC**
- **Gas Central Heating & Double Glazing, EPC D**
- **Garage, Driveway & Gardens**

**Offers around £239,000 ( Home Report Value 250K)**

This deceptively spacious extended detached villa is situated in a cul de sac in a popular residential location within the Northmuir district of Kirriemuir, and within walking distance of the golf course, Northmuir Primary School, and all local amenities. The town centre and Websters High School are only a short walk away. 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 originally a Betts Leven house design, which has been extended to the rear to provide a large sitting room and conservatory.. The subjects benefit from gas fired central heating, double glazing, a modern fitted kitchen, separate utility room, four piece bathroom and cloaks/WC on the upper floor. The range of bedrooms and public rooms can be utilised to suit the individual purchasers' requirements, with the lounge being a fifth bedroom if required.

Externally there is driveway parking for a number of vehicles and gardens to front side and rear. There is a single garage.

This is an excellent opportunity to obtain a spacious family home of this style and location, and viewing is essential to fully appreciate the well-proportioned accommodation being offered for sale.

**Entrance Vestibule:** Double glazed UPVC exterior door. Door to hallway.

**Hallway:** Staircase to upper floor accommodation. Useful under stair storage cupboard also housing fuse box.

**Lounge/Bedroom 5:** Approx.3.72m x 4.73m. Spacious public room. Double glazed window to front.



**Kitchen:** Approx. 3.77m x 3.62m. Fitted with a range of modern floor, wall, and drawer units. Island workstation. Tiling to splash back. Double oven, gas hob and extractor hood. Ample space for further appliances. Feature arch to sitting room.





**Sitting Room:**

Approx. 6m x 5.3m. An excellent size public room. Double glazed windows to side. UPVC double glazed double doors to conservatory.



**Conservatory:**

Approx. 3m x 3m. Double glazed picture windows and exterior door overlooking the rear garden.



**Rear Vestibule:**

Shelving and double glazed exterior door to rear garden. Leads to utility room.

**Utility Room:**

Approx. 4m x 1.85m. Stainless steel sink and drainer in fitted unit. Double glazed window to rear. Large, shelved storage cupboard also housing central heating boiler. Further useful extensive shelved double storage cupboard.



**Bathroom:**

Approx. 2.9m x 2.9m at widest. L shaped room. Four piece white suite comprising WC, wash hand basin, bath, and separate shower cubicle. Wet wall and tiling. Extractor fan. Double glazed frosted window to side.



**Bedroom 1:**

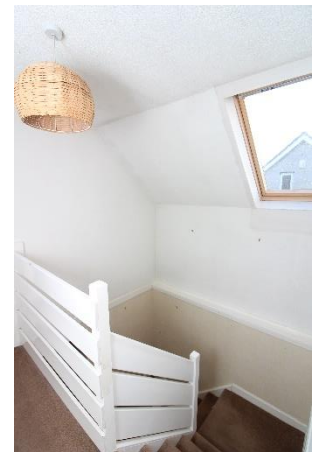
Approx. 3.2m x 2.9m. Spacious bedroom at ground floor level. Double glazed window to front.





**Upper Floor Accommodation:**

**Upper Landing:** Hatch to loft space. Double glazed Velux window.



**Cloaks/WC:** Approx. 2m x 0.9m. Two piece white suite comprising WC and wash hand basin.

**Bedroom 2:** Approx. 4.6m x 2.73m Double bedroom. Double glazed window to rear with views over the town. Eaves storage.



**Bedroom 3:**

Approx. 4.56m x 2.9m. Another spacious double bedroom. Double glazed window to front. Fitted wardrobe. Eaves storage.



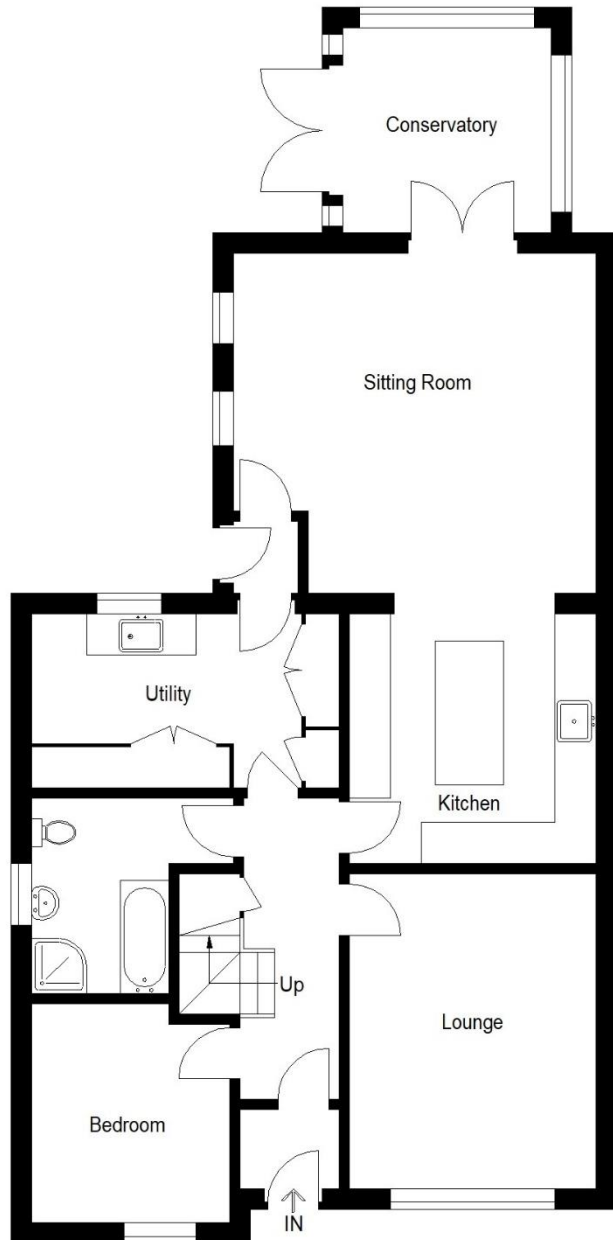
**Bedroom 4:**

Approx. 2.4m x 2.62m. Double glazed Velux window with views towards glens. Eaves storage.

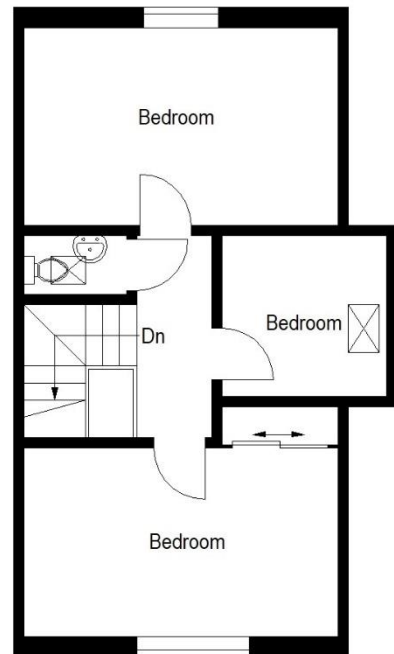
**Outside:**

The front garden is laid to lawn with low level dyke, and pillars to driveway. Gravel chip driveway provides ample off street parking for a number of vehicles and leads to the single garage. Enclosed area, with further gate access to the enclosed rear garden which is laid to lawn with paving stones.





**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1007363 / Ref:86068)



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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