

Wilkie & Dundas

FOR SALE



**12 PROSEN ROAD
KIRRIEMUIR, DD8 5AN**

**ENTRANCE VESTIBULE
HALL**

LOUNGE

DINING KITCHEN

3 BEDROOMS

SHOWER ROOM

DOUBLE GLAZING and GCH

EPC BAND C

GARDENS

OFFERS OVER £120,000.00

28 Marywell Brae, Kirriemuir, Angus
DD8 4BP

Tel. 01-575-572-608

admin@wdws.co.uk

Fax. 01-575-574-529

This mid terraced two storey dwellinghouse is located in an established residential area and is conveniently located for access to primary and secondary schools and leisure centre. Town centre amenities are within walking distance.

The property has been modernised and is in good decorative order throughout. It is double glazed with gas fired central heating and offers spacious accommodation.

There is unrestricted street parking available.

ACCOMMODATION

Ground Floor

Entrance Vestibule 1.98m x 1.20m

Fitted carpet. Built in understair storage cupboard housing electricity controls. Glazed door to hall.

Hall 3.00m x 1.00m

Fitted carpet. Radiator. Glazed doors to lounge and to dining kitchen.

Lounge 4.32m x 4.22m

Fitted carpet. Radiator. Downlighters. Gas fire. Fitted shelving and storage.



Dining Kitchen 4.25m x 3.04m

Tiled floor. Part tiled walls. Quality base and wall units. Downlighters. Worcester central heating boiler. Five ring gas hob. Electric extractor, grill and oven. Integral fridge, freezer and Blomberg dishwasher. Part glazed door to rear garden.



Shower Room 2.26m x 1.93m

Tiled floor and tiled walls. Heated towel rail. Shower cabinet with plumbed shower. Built in storage cupboards. Extractor.



Upper Floor

Stair with fitted carpet to upper landing with fitted carpet. Hatch to roof space.

Bedroom (North) 3.85m x 3.51m

Fitted carpet. Radiator. Built in wardrobe and storage cupboards.



Bedroom (South east)— 3.85m x 2.87m
Fitted carpet. Radiator.



Bedroom (South west) - 3.57m x 2.82m
Fitted carpet. Radiator. Built in wardrobe and storage cupboards.



OUTSIDE

Front garden area laid in grass. Rear garden area laid in grass with drying poles and wooden garden shed.

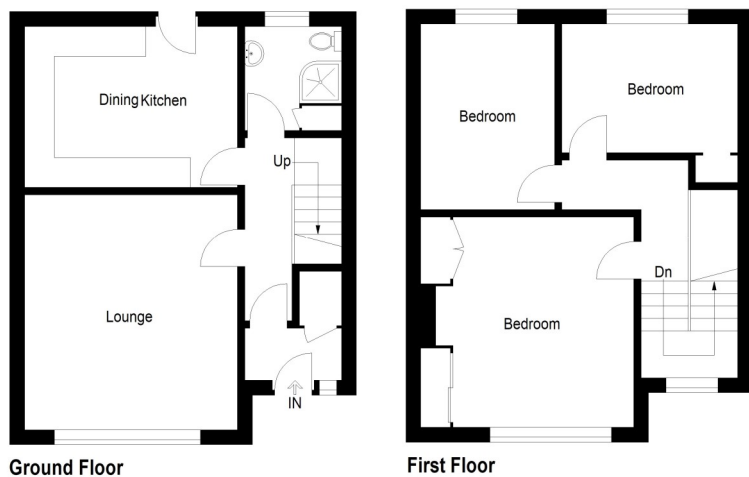


Illustration For Identification Purposes Only. Not To Scale (ID1028639 / Ref:86678)



PRICE—OFFERS OVER £120,000.00 (HR Valuation £120,000.00)

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.