

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



12 Lord Lyell Drive, Kirriemuir, DD8 4LF

- **Linked Detached Villa**
- **Hallway**
- **Lounge & Open Plan Kitchen Dining**
- **Cloaks/WC**
- **Family Bathroom**
- **4 Bedrooms**
- **En Suite Shower Room**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Driveway Parking**
- **Gardens**

FIXED PRICE £239,950

This beautifully presented linked family villa is situated in the sought after Kinnordy View development by Guild Homes and is within convenient distance of all local amenities including Northmuir Primary School, Websters High school, the town centre, dental surgery and golf course. Also known as the Gateway to the glens Kirriemuir leads to some of the finest scenery in the northeast of Scotland. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers spacious well-proportioned accommodation and can be described as in excellent ready to live in condition. Features include gas fired central heating, double glazing, spacious lounge with open plan dining area and recently installed kitchen with integrated double oven, hob, extractor, dishwasher, solid quartz work surfaces, separate utility room, modern downstairs cloak/WC, modern ensuite shower room and modern bathroom with shower. All bedrooms have fitted wardrobes.

Externally there is driveway parking for several vehicles and garden to front. Fully enclosed rear garden is laid to lawn and has large patio area and timber shed. This is an excellent example of the modified house style and viewing is essential to fully appreciate.

Entrance Hallway: Double glazed exterior door. Staircase to upper floor accommodation. Storage cupboard.

Lounge/Dining: Approx.9.17m x 3.65m measured into bay window. Excellent sized open plan public room with double glazed bay window to front and double glazed French doors leading to the rear garden. Open plan in L shape to kitchen.



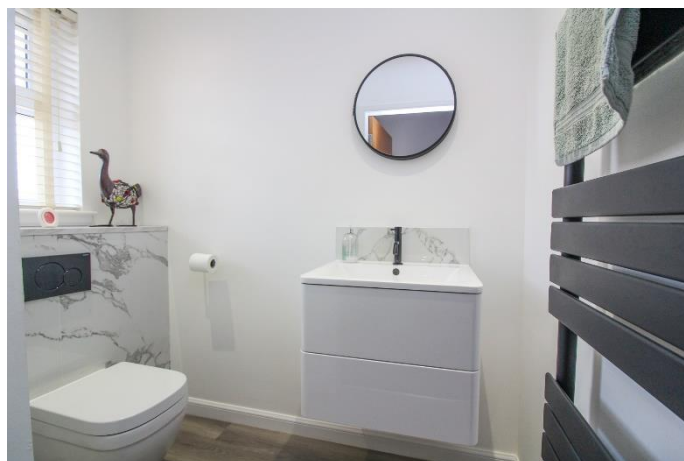
Kitchen:

Approx.6.03m x 2.89m Fitted with modern quality floor, wall and drawer units with integral Hotpoint double oven, induction hob, extractor hood, splashback and dishwasher. Stainless steel sink with spray tap. Solid quartz work surfaces. Inset down lighters. Contemporary style wall radiator. Double glazed window to rear and access to utility room.



Utility Room:

Approx.3.23m x 1.70m. Modern fitted base and high level storage units. Bowl stainless steel sink and drainer with mixer tap. Plumbed for washing machine and space for further appliances. Extractor fan. Double glazed exterior door.



Cloaks/WC:

Approx. 1.37m x 2.07m. Modern 'Grohe' two piece white suite comprising WC and wash hand basin in fitted unit. Marble effect wet wall splash back areas. Contemporary style heated towel rail. Double glazed frosted window to front. Extractor fan.

Bedroom Four:

Approx.5.18m x 2.83m. Spacious double bedroom at ground floor level with double glazed window to front. Wall to wall fitted wardrobes with two mirror inset panels.





Upper Floor Accommodation



Upper Floor Landing:

Hatch to loft which has a separate attic space which is floored and insulated. Shelved linen cupboard.



Bathroom:

Approx. 1.92m x 2.22m. Modern three piece white Roca suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Part tiled. Chrome heated towel rail. Karndean flooring.



Bedroom One:

Approx. 3.84m x 11.6m at widest point x 11'6. Double bedroom with double glazed window to front with roof top views towards the Angus glens. Double mirror fronted wardrobe.



En-Suite:

Approx. 2.86m x 1.28m. Modern three piece Roca suite comprising WC, wash hand basin in fitted unit and large shower cubicle with wet wall. Tiling above wash hand basin. Karndean flooring. Heated ladder style towel rail. Double glazed frosted window to side.

Bedroom Two:

Approx. 3.81m x 2.92m. Double bedroom with double glazed window to rear. Double and single fitted wardrobe.



Bedroom Three:

Approx. 2.62m x 2.22m. Good sized single bedroom with double glazed window to front with roof top views towards Angus glens. Single fitted wardrobe.

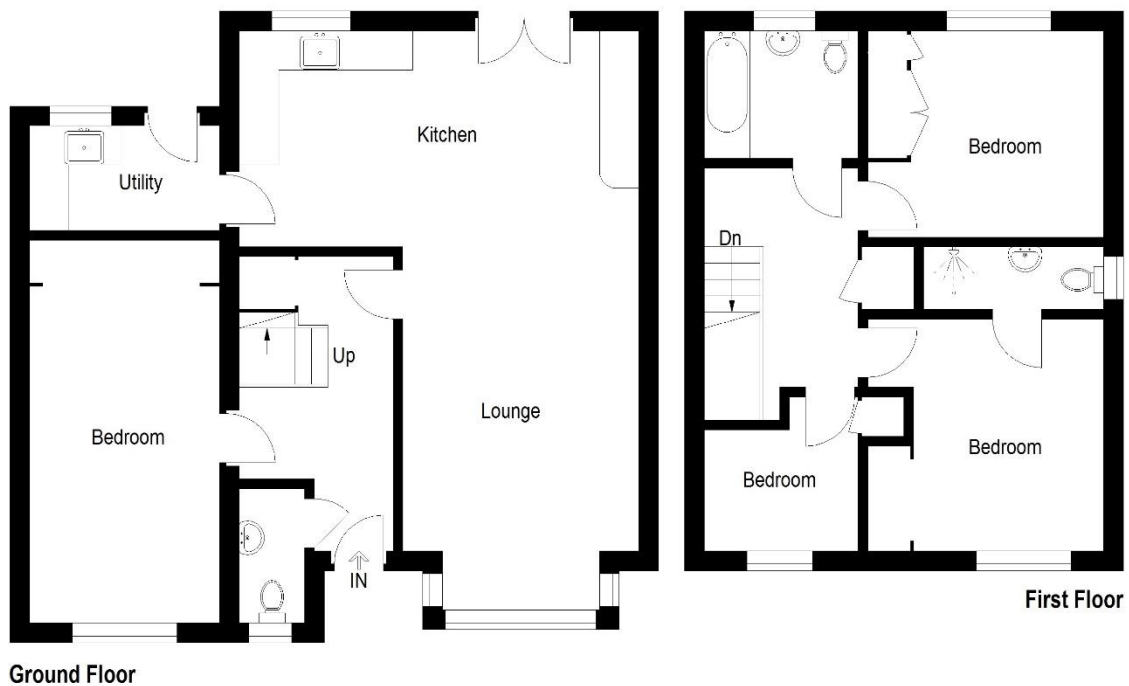


Illustration For Identification Purposes Only. Not To Scale (ID881490 / Ref:81990)

Outside:

Gravel chip driveway provides ample parking for a number of vehicles. External tap and electric car charging point. Garden to front is laid to lawn with shrub borders. Fully enclosed rear garden has patio area and is laid to lawn. Timber shed.



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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