

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**92 Glamis Road, Kirriemuir DD8 5DF**

- **Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Conservatory**
- **Cloakroom/Utility**
- **4 Bedrooms**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC E**
- **South Facing Gardens & Garage, 2 Sheds**

**Offers over £199,950 ( HR Value 210K)**

This traditional detached red sandstone villa occupies a south facing garden with views towards the surrounding countryside and Sidlaw Range. Kirriemuir offers a broad cross section of social, leisure and consumer facilities, including primary and secondary schooling, local shops and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property was formerly two properties converted into one large dwelling house and offers spacious well-proportioned accommodation throughout. Features include gas fired central heating, double glazing, fitted kitchen with separate cloak/utility room, and well-proportioned accommodation throughout.

Externally there are mature south facing gardens, with a range of shrubs, trees, bulbs, and Rhododendrons. There is driveway and off street parking for several vehicles, and single garage.

The property is in need of some level of modernisation, which is reflected in the asking price, and viewing is highly recommended to appreciate the subjects full potential.

**Entrance Hallway:** Hatch to loft space. Useful shelved storage cupboard. Feature arch to lower hallway with further exterior door.

**Lounge:** Approx. 5.5m x 5.1m at widest. A bright and spacious south facing room. Double glazed window to front. Double glazed door into conservatory. Under stair storage cupboard. Staircase to upper floor accommodation. Views to rear over parkland. Feature point of the room is open fireplace with tiled inset and wooden surround. Library shelving.



**Conservatory:**

Approx. 2.78m x 3m. Positioned to take full advantage of the south facing views over the garden and Sidlaw Range beyond. Double glazed picture windows and French doors to patio area.



**Kitchen:**

Approx. 3.23m x 2.62m. Fitted kitchen with range of floor, wall, and drawer units. Integral oven, hob, and extractor hood. Ample space for further appliances. Double glazed window.



**Bedroom 4:**

Approx. 4.18m x 2.7m. Double glazed windows to side and rear. Previously used as a dining room.

**Cloaks/Utility Room:**

Approx. 2.43m x 1.83m. Plumbing for washing machine. Ample space for further appliances. WC, and wash hand basin. Double glazed frosted window to front.

**Bedroom 3:**

Approx. 2.74m x 2.75m. Bedroom at ground floor level. Double glazed window to rear.



**Boiler Room:**

Approx. 1.97m x 1.2m. Shelving and central heating boiler.

**Upper Floor Accommodation:**

**Mid Floor Landing:**

Double glazed window to rear. Access to shower room.

**Shower Room:**

Approx. 1.88m x 2.34m. Three piece modern suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Heated towel rail. Double glazed frosted window to rear.



**Upper Landing:**

Shelved linen cupboard.

**Bedroom 1:**

Approx. 2.87m x 4.4m. Spacious double bedroom. South facing views over the surrounding countryside towards the Sidlaw Range. Useful shelved storage cupboard.

**Bedroom 2:**

Approx. 3.1m x 3.5m. Another spacious double bedroom with open south facing views. Fitted wardrobe.



GROUND FLOOR



1ST FLOOR



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**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)