

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



43 Brechin Road, Kirriemuir, DD8 4DA

- **Maisonette Apartment**
- **Entrance Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **3 Bedrooms**
- **Upper Landing/Study Area**
- **Gas Central Heating & Double Glazing, EPC D**
- **Private Garden & Shed**
- **Stunning Views**

Offers over £110,000

This beautifully presented main door, red sandstone maisonette apartment is situated in the much sought after Brechin Road area of Kirriemuir and is within a short walk of the town centre and all local amenities. 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. Also known as 'Gateway to the Glens' Kirriemuir leads to some of the finest scenery in the northeast of Scotland.

The property offers spacious and well-proportioned accommodation over two floors and can be describes as in ready to live in condition. In good decorative order throughout the subjects benefit from gas fired central heating, with combi boiler, double glazing, dining sized kitchen with integrated oven, hob and extractor hood, modern bathroom, and three well proportioned bedrooms.

The property offers an open outlook to both front and rear, with views towards Kirrie Hill, and south facing views over Strathmore to rear.

There is private garden which has been laid out for ease of maintenance in lawn, with planting borders and seating area, and has timber shed.

This property must be viewed internally to fully appreciate the decor and spacious nature of home being offered for sale.

Accommodation Comprise:

Entrance Hallway: Double glazed frosted glass exterior door. Double glazed window. Tiled floor. Carpeted staircase to first floor landing.

First Floor Landing: Shelved storage cupboard housing fuse box and electricity meter. Further useful shelved broom cupboard. Double glazed window to front provides natural light.

Lounge: Approx. 3.92m x 4.4m. A bright and spacious south facing room. Double glazed window to rear, enjoying outstanding views towards Strathmore. Feature fireplace, with slate mantle, stone surround, and slate hearth.





Kitchen/ Dining:

Approx. 3.44m x 3.6m at widest. Fitted with a range of floor, wall, and drawer units. Tiling to splash back. Integral double oven and grill. Gas hob and extractor hood. Freestanding washing machine and fridge freezer. Space for table and chairs. Cupboard housing central heating combi boiler. Double glazed dual aspect windows to front and side with rooftop views.





Bedroom 1:

Approx. 3.8m x 3.2m. Double bedroom. Double glazed window to rear, again enjoying views.



Bathroom:

Approx. 1.95m x 2.5m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Double glazed frosted window to front.



Upper Floor Accommodation:

Upper Floor Landing:

Suitable as a seating or study area. Double glazed Velux window to rear again enjoying views.



Bedroom 2:

Approx. 4.92m x 2.83m. Spacious double bedroom. Double glazed Velux windows to both front and rear. Double glazed window to side with tiled shelf. Again enjoying views to Strathmore. Walk in wardrobe with light and extractor fan. Two eaves storage cupboards.



Bedroom 3:

Approx. 3.13m x 2.7m. Another well proportioned room. Double glazed Velux window to front enjoying views towards Kirrie Hill. Eaves storage.



Outside:

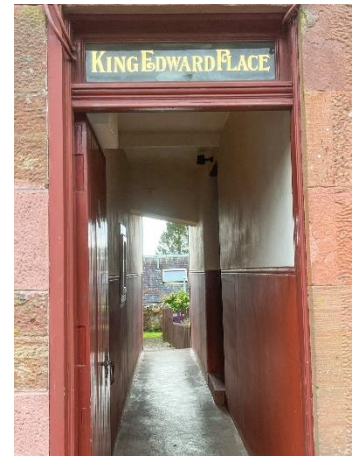
Shared low maintenance gardens to front. To the rear is a private area of garden ground which is laid to lawn, with planting and shrub borders, and gravel chip seating area. Timber shed.





Illustration For Identification Purposes Only. Not To Scale (ID:1058699 / Ref:87409)





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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