

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



2 Smiddy Haugh, Memus DD8 3TF

- **Detached Villa in Village Location**
- **Reception Hallway**
- **Lounge/Dining Room**
- **Kitchen Dining, Utility Room & Cloaks/WC**
- **Dining Room & Study**
- **Family Bathroom**
- **5 Bedrooms & 3 En Suite**
- **Double Garage & Driveway**
- **Mature Gardens**
- **Oil Central Heating & Double Glazing, EPC C**

Offers over £399,000

This modern detached villa sits in a small cul de sac in the sought after Angus village of Memus at the foot of the Angus Glens. Local amenities include The Drovers Inn, and a full range of social, leisure and consumer facilities can be found in nearby Kirriemuir and Forfar. The Dundee/ Aberdeen A90 dual carriageway is only a short distance and connects to routes north and south.

The property offers spacious, and well-proportioned accommodation over two floors, and has been well maintained by the present owners. In good decorative order throughout, the subjects benefit from oil fired central heating, double glazing, modern dining size kitchen, separate utility room, downstairs cloak/WC, three En Suite shower rooms and family bathroom. The range of rooms can be adapted to suit the individual purchaser's requirements. Features include oak finish internal doors and surrounds, and solid oak flooring in the hallway.

The garden grounds to front are laid to lawn, and there is driveway parking to side for multiple vehicles, and a double garage with power, light and electric door. The rear gardens are beautifully landscaped and mature, and close to the banks of the White Burn.

This is an excellent opportunity to obtain a modern home within a pleasant semi-rural location, and viewing is essential to fully appreciate.

Entrance Hallway: UPVC double glazed exterior door. Solid oak flooring. Staircase to upper floor accommodation. Double door storage cupboard housing hot water tank.

Lounge: Approx. 7.7m x 5.5m at widest. An excellent size public room. Having double glazed bay window to front, and further five double glazed windows to front and side. Views towards the Angus Glens. Feature fireplace with living flame gas fire with marble inset and hearth.





Kitchen/ Dining:

Approx. 4.47m x 4.95m. Fitted with modern floor, wall, and drawer units. Integral double oven and grill, ceramic hob, and extractor hood. Integral dishwasher. One and half sink and drainer with mixer tap. Double glazed window enjoying views to rear over the surrounding countryside. Space for a large table and chairs. Access to utility room. Slate flooring.





Utility Room:

Approx. 2.45m x 1.92m. Fitted with base and high level storage units. Stainless steel sink and drainer. Plumbed for washing machine. Space for tumble dryer. Central heating boiler. Tiling to splash back. Shelved cloak/larder cupboard.

Dining Room:

Approx. 4.47m x 2.7m. Another spacious public room. Double glazed French doors leading to the rear garden. Again, enjoying the views.



Cloaks/WC:

Approx. 1.3m x 1.83m. Two piece white suite comprising WC, and wash hand basin. Tiled floor, and to dado height. Extractor fan.

Study:

Approx. 3m x 1.92m. Located to the front of the property with double glazed windows.

Bedroom 5:

Approx. 3.4m x 3m. Double glazed window enjoying the views to rear. Currently used as a small sitting room.



En Suite Shower Room:

Approx. 2.15m x 1.72m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Tiled around shower and to dado height. Tiled floor.



Upper Floor Accommodation

Upper Floor Landing:

Hatch to loft space. Useful shelved airing cupboard.

Bedroom 1:

Approx. 4.7m x 4.73m. An excellent size double bedroom. Double glazed windows to front with partial views to the glens. Walk in wardrobe with shelving, hanging rail, power, and lights. Velux window.





En Suite:

Approx. 2.17m x 2.4m. Three piece white suite comprising WC and wash hand basin in range of fitted units. and shower cubicle. Part tiled. Extractor fan.

Bedroom 2:

Approx. 3m x 4.72m. Another spacious double bedroom. Double glazed window to front, again with views. Three door fitted wardrobe.



En Suite Shower Room:

Approx. 1.82m x 2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed Velux window. Part tiled. Extractor fan.

Bedroom 3:

Approx. 4.4m x 2.68m. Well proportioned room. Double glazed windows to rear. Fitted wardrobe.



Bedroom 4:

Approx. 4.4m x 2.67m. Another spacious double bedroom. Double glazed window to rear. Fitted wardrobe.

Family Bathroom:

Approx. 2.15m x 2.67m. Modern four piece suite comprising WC, wash hand basin, bath, and shower cubicle. Part tiled. Extractor fan. Double glazed Velux window.



Outside:

The front garden is laid to lawn with shrub borders. Monoblock driveway to side provides ample off street parking and leads to the double garage. The rear garden is beautifully landscaped mainly in areas of lawn with well stocked borders, mature trees, and shrubs. Patio area. Overlooking the White Burn and surrounding countryside.

Double Garage:

Approx. 5.95m x 5.8m. Power, light and electric door. Side courtesy door.



Illustration For Identification Purposes Only. Not To Scale (ID1049394 / Ref:87178)





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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