

Wilkie & Dundas

FOR SALE



**12 MARYWELL GARDENS
KIRRIEMUIR, DD8 4DQ.**

**HALL
LOUNGE
KITCHEN/DINING
2 BEDROOMS
SHOWER ROOM
DOUBLE GLAZING and GCH
EPC BAND D
GARDEN**

OFFERS OVER £115,000.00

28 Marywell Brae, Kirriemuir, Angus
DD8 4BP

Tel. 01-575-572-608

admin@wdws.co.uk

Fax. 01-575-574-529

This end terraced single storey dwellinghouse is located in an established residential area of Kirriemuir within walking distance of town centre amenities. The property is in very good decorative order throughout and is in move in condition.

There are enclosed garden areas to the front and to the rear and unrestricted street parking is available. The dwellinghouse has gas fired central heating and double glazing.

The rear door is closest to the roadway at Marywell Gardens and access to the front door is gained by the common footpath past the end of the terrace.

ACCOMMODATION

Hall

Part glazed door gives access to front hall with laminate flooring and radiator. The rear section of the hall has built in storage cupboards one of which houses the electrical consumer unit. There is also a separate built in cupboard for storage of household appliances. There is a hatch with pull down ladder giving access to the partly floored roof space area which has electric light and provides useful additional storage.



Lounge 4.35m x 3.30m

Fitted carpet. Radiator. This is a south facing room overlooking the front garden area with doors from both the front hall and from the kitchen.



Kitchen/Dining 4.87m x 2.51m

Tiled flooring. Radiator. Potterton gas central heating boiler. Quality base and wall units and additional built in storage cupboards. Gas hob and Electric extractor. Electric oven. Plumbed for washing machine or dishwasher. Spaces for microwave and for fridge. There is also space for a dining table



Bedroom 4.33m x 3.02m

Fitted carpet. Radiator. South facing room with double patio doors to the front garden area. There is a built in double wardrobe and a separate built in storage cupboard.



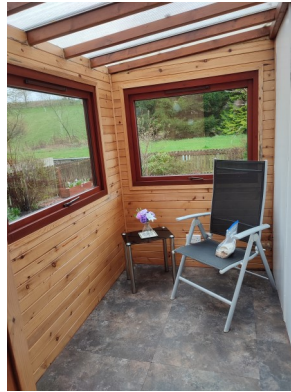
Bedroom 3.42m x 3.34m

Fitted carpet. Radiator.



Shower Room

Laminate flooring. Walk in shower with wet wall. Downlighters. White WC and WHB. Fitted storage cupboard.



OUTSIDE

Enclosed Garden Area to rear laid in tiles with garden shed/store and external water tap. The front garden area is part paved and part laid in gravel with a flower border and shrubs. There is also an outside sun porch with light and power and aerial point.

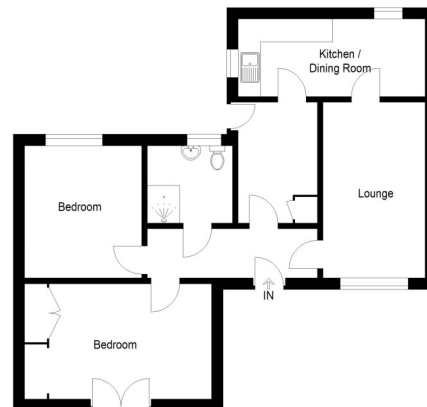


Illustration For Identification Purposes Only. Not To Scale (ID1063039/ Ref:87533)

PRICE—OFFERS OVER £115,000.00 (HR Valuation £115,000.00)

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.