

Wilkie & Dundas



**3 ORCHARD BRAE
KIRRIEMUIR, DD8 4JY**

**HALL
LOUNGE
KITCHEN/DINING
BEDROOM WITH EN-SUITE
3 FURTHER BEDROOMS
SUNROOM
BATHROOM
UTILITY
SHOWER ROOM
DOUBLE GARAGE
GCH & DG
EPC BAND B
OFFERS OVER £295,000.00**

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This spacious detached two storey property is in a popular location close to Kirriemuir town centre and is in very good decorative order throughout. The property is in move in condition.

It occupies a large corner site and offers generous and versatile accommodation over two levels.

Kirriemuir provides easy access to the A90 dual carriageway connecting Stonehaven and Aberdeen to the north and Dundee, Perth and Central Belt to the south.

The current owners have carried out a number of improvement works to the property resulting in an improved EPC Band B. Garden areas are extensive and easily maintained.

Ample off street parking.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Large hall with stairs to upper floor. Fitted carpet. Radiator. Built in double storage cupboard. Additional walk-in storage cupboard. Under stair storage cupboard.



LOUNGE 4.83m x 4.18m
Fitted carpet. Radiator. Gas fire.



KITCHEN/DINING 5.75m x 3.37m
Laminate flooring. Radiator. Quality base and wall units. Integrated modern appliances.



UTILITY

Radiator. Stainless steel sink. Plumbed for washing machine. Space for tumble dryer. Door to garden.

SHOWER ROOM

Walk in shower with WC & wash hand basin. Ladder towel rail.

SUN LOUNGE 3.78m x 3.71m
Laminate flooring. Patio doors to garden.



BEDROOM 3.30m x 2.73m
Fitted carpet. Radiator. Double mirror door wardrobes.



BEDROOM 3.82m x 3.58m
Fitted carpet. Radiator. Currently used as office/study.



UPPER FLOOR

BEDROOM 4.97m x 4.97m (widest)
Radiator. Fitted carpet. Two built-in double wardrobes. En-suite shower with WC & WHB.



BEDROOM 3.76m x 3.53m
Fitted carpet. Radiator. Two built-in double wardrobes.



BATHROOM
Bath with WC and WHB.

OUTSIDE

Double garage with electric doors, light and power and housing gas central heating boiler and hot water tank. Garden shed and greenhouse.

Extensive easily maintained garden areas.

Ample off street parking.



Illustration For Identification Purposes Only. Not To Scale (D1055860 / Ref.87620)

PRICE—OFFERS OVER £295,000.00 (HR Valuation £315,000.00)

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.