



**lindsays**

'Minard', Cortachy Road,  
Kirriemuir, DD8 4PU

*"Spacious detached bungalow in move-in condition to the north of the town"*





## Description

Lindsays are delighted to offer to the market this recently renovated detached 'Dorran' style bungalow situated in the Northmuir area of the popular town of Kirriemuir, ideally located for ease of access to many local amenities and access to the A90 for commuting both north and south. The property has been upgraded to a very high standard throughout and benefits from gas central heating & double glazing. Included in the sale are all floor coverings, light fittings and blinds where fitted. It should be noted that the property is accessible for wheelchair users, with widened doorways throughout and ramp to the rear.

The accommodation is all on one level and comprises; vestibule, reception hall, bright and spacious L shaped lounge/dining room with multi-fuel stove, bay window to the front enjoying unspoilt views over the countryside and beyond, a generous sunroom to the rear looking out over the beautiful garden, two generously sized double bedrooms with built in wardrobes, shower room with thermostatic shower and a kitchen that offers ample counter and cupboard space, with integrated hob, oven and overhead extractor hood. The utility room/laundry doubles as a wc, with a sink and plumbing for a washing machine.

Outside the front garden is landscaped, laid with chipped stones and planted with mature shrubs. The driveway provides off-street parking for several vehicles. The rear garden is laid in lawn with well stocked borders, paved patio area and a lovely, decked area from the sunroom. There is a good-sized summerhouse and log store. A footpath all the way round the garden makes it accessible for wheelchair users.

This is an ideal property for someone looking to downsize and early viewing is highly recommended to appreciate the location, outlook and very high standard of finish.

## Area:

Situated in the very heart of Angus, the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services; however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

## Viewing:

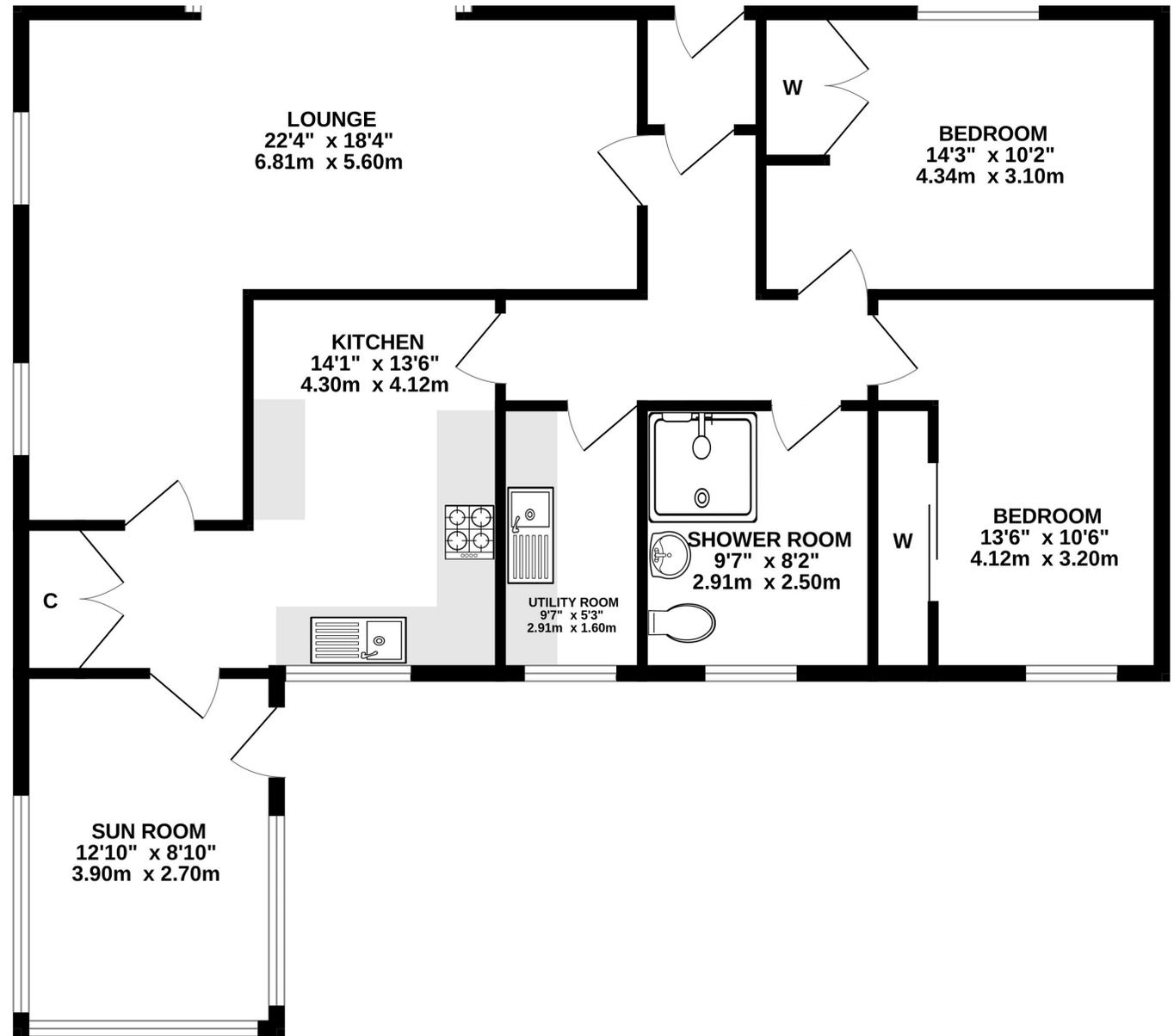
By appointment through Lindsays on [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk) or 01382 802050

- Vestibule
- Reception Hall
- Lounge/Dining Room
- Sunroom
- Kitchen
- Utility Room/WC
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Driveway & Gardens

EPC Rating D

**OFFERS OVER £180,000**





T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.