



**lindsays**

2A, Woodlands Avenue,  
Noranside, DD8 3RD

*"Spacious 5 bedroom family home in the rural hamlet of Noranside".*

- Vestibule
- Lounge
- Kitchen/Diner
- Utility
- Sitting Room
- Master Bedroom with ensuite
- Guest Bedroom with Jack & Jill shower room.
- Three Double Bedrooms
- Family Bathroom
- Driveway
- Gardens

EPC Rating Band C

**OFFERS OVER £320,000**





## Description

Lindsays are delighted to offer to the market spacious five bedroom detached family home in the rural hamlet of Noranside. 2A Woodlands Avenue is a modern build property in move in condition throughout and is situated approximately 11 miles from Forfar and 9 miles from Kirriemuir. The property is in move in condition throughout and benefits from oil heating, double glazing and great storage. Included in the sale are all floor coverings, light fittings and blinds where fitted along with all white goods.

This lovely family home is split over two floors and the ground floor comprises: Vestibule with storage, bright and spacious lounge with wood burning stove, large fully fitted kitchen/diner with ample counter & cupboard space along with breakfast bar/island and dining area with patio doors and a useful utility room. A guest bedroom which used to form part of self-contained granny flat and could be restored, along with Jack & Jill shower room ensuite and a beautiful sitting room with wood burning stove and lovely rural views. Upstairs there is more storage in the hallway, the large master bedroom with spacious shower room ensuite, three further very generously sized double bedrooms all with built in storage and the family bathroom with separate shower and bath.

Externally to the front of the property is the well maintained garden that is mainly laid in lawn with a patio seating area. To the rear of the property is the easily maintained chipstone garden with a lovely decking for enjoying the summer months. There is a large garden bar/summer house that is included in the sale along with a garden shed.

This versatile rural family home will be popular and early viewing is recommended to appreciate the property on offer.

## Area

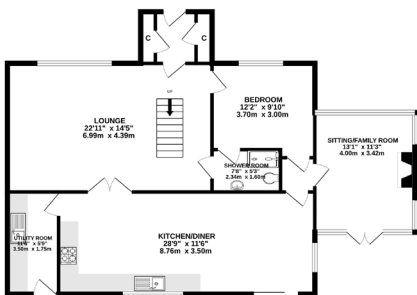
The hamlet of Noranside is located for easy access to the towns of Kirriemuir and Forfar which offers a range of shops, services, schools and amenities and is popular with commuters and provides convenient distance to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

## Viewing

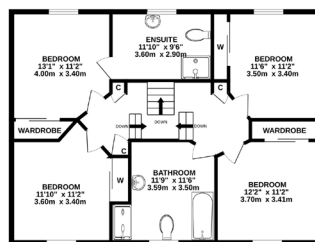
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used for such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropia ©2024

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.