

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 1 Smiddy Haugh, Memus, DD8 3TF

- Modern Detached Villa
- Reception Hallway
- Lounge/Dining
- Dining Room
- Kitchen Dining, Utility & Cloaks/WC
- Family Bathroom
- 5 Bedrooms
- 3 En Suite
- Double Garage & Gardens, EPC C

**FIXED PRICE £365,000 ( Home report value 400K)**

This substantial modern detached villa is situated in the charming village of Memus which sits at the foot of the Angus Glens. A short drive to Kirriemuir, Forfar and Brechin where a full range of social, leisure and consumer facilities can be found including Primary and Secondary schooling and major supermarkets. Local amenities include the popular restaurant/bar The Drovers Inn. 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 benefits from oil fired central heating, solid oak flooring in the public areas, large kitchen/dining with separate utility room, cloakroom/WC, family bathroom and three En suite shower rooms.

There is driveway parking for multiple vehicles leading to the detached garage with electric door. Occupying a corner plot there are gardens to front, side and rear with mature trees and shrubs with a pleasant view towards the White Burn.

This is an excellent opportunity to obtain a modern home in an idyllic village location and viewing is highly recommended.

**Entrance Hallway:**

UPVC double glazed exterior door. Staircase to upper floor accommodation. Large walk-in cloak cupboard also housing hot water cylinder, fuse box and electricity meter.

**Lounge/Dining Room:**

Approx. 7.75m x 5.7m. An excellent size public room with six double glazed windows to front and sides. Views towards the Angus Glens. Feature fireplace with gas flame effect fire and limestone inset and hearth.



**Kitchen/ Dining:**

Approx. 4.45m x 4.95m. Fitted with modern floor, wall, and drawer units. Integral oven and microwave, halogen hob, canopy extractor hood and dishwasher. Quartz work surfaces. One and half sink and drainer with mixer tap.



**Utility Room:**

Approx. 2.5m x 1.93m. Stainless steel sink and drainer. Tiling to splash back. Plumbed for washing machine. Useful storage cupboard.

**Dining Room:**

Approx. 4.6m x 2.66m. Another spacious public room. Double glazed French doors leading to the garden enjoying views towards the White Burn.



**Office:**

Approx. 3.26m x 1.95m. Double glazed window to front.

**Cloaks/WC:**

Approx. 1.32m x 1.82m. Two piece white suite comprising WC, and wash hand basin. Extractor fan. Tiled to dado height.



**Bedroom 5:**

Approx. 3.87m x 3m. Double bedroom with double glazed window to rear. Double fitted wardrobe.

**En Suite Shower Room:**

Approx. 2.16m x 1.77m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Tiling to dado height. Extractor fan.



**Upper Floor Accommodation**

**Upper Floor Landing:**

Hatch to loft space. Double glazed velux window providing natural light. Shelved linen cupboard.

**Main Bedroom:**

Approx. 4.72m x 4.83m. Spacious double bedroom. Double glazed window to front again enjoying views.

**Walk in Wardrobe/  
Dressing Room:**

Approx. 2.46m x 2.4m. Shelving and hanging rails. Double glazed velux window.



**En Suite Bathroom:**

Approx. 2.18m x 2.38m. Three piece white suite comprising WC and wash hand basin in fitted units. Shower cubicle. Part tiled. Chrome ladder style towel rail. Double glazed frosted window to rear.

**Bathroom:**

Approx 2.3m x 2.6m. Four piece white suite comprising WC, wash hand basin and bath. Separate shower cubicle. Part tiled. Double glazed velux window. Extractor fan.



**Bedroom 2:**

Approx. 3m x 4.7m. Double bedroom. Double glazed window again enjoying views to glens.

**En Suite Shower Room:**

Approx. 1.9m x 2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Extractor fan. Part tiled. Double glazed velux window.



**Bedroom 3:**

Approx. 4.5m x 2.78m. Well-proportioned room. Double glazed window to rear. Fitted wardrobe.



**Bedroom 4:**

Approx. 4.5m x 2.58m. Double bedroom. Double glazed window to rear. Fitted wardrobe.



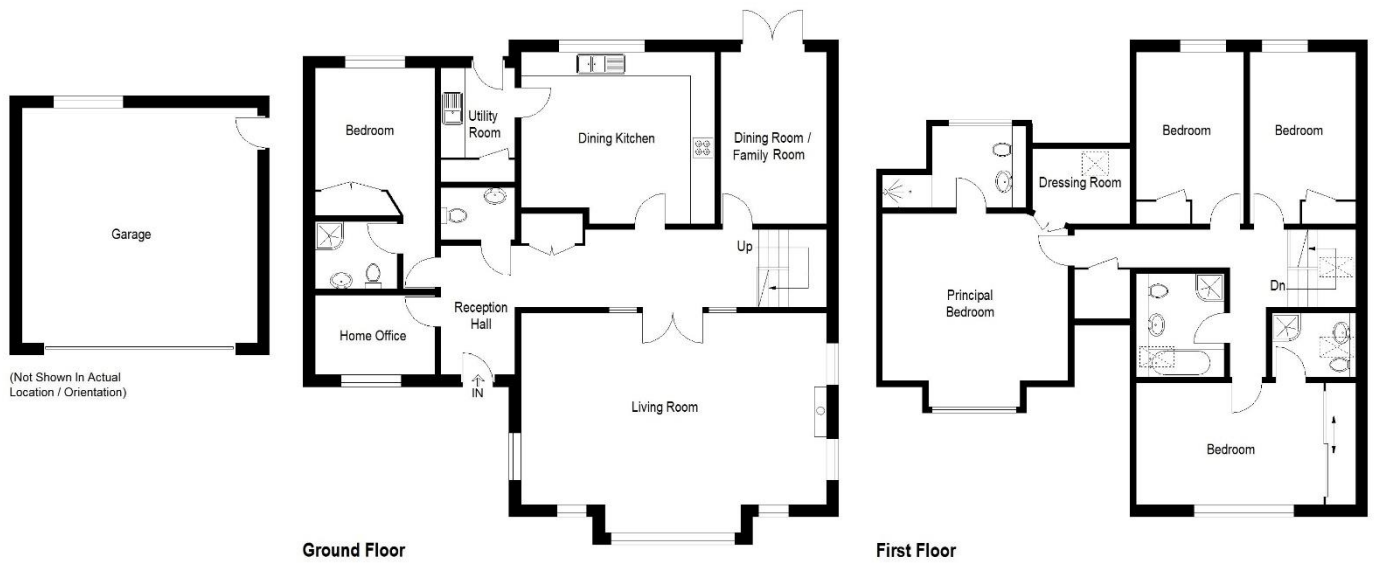


Illustration For Identification Purposes Only. Not To Scale (ID1049394 / Ref.87178)

**Outside:**

The property occupies a corner plot with garden to side screened by beech hedging. Monoblock driveway provides parking for multiple vehicles and leads to detached garage which has power, light, and electric door. The rear garden is laid to lawn with mature trees and shrubs and overlooks the White Burn. Playhouse.





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*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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