

# Wilkie & Dundas

FOR SALE



**79 GLENGATE  
KIRRIEMUIR, DD8 4JG**

**HALL  
OPEN PLAN LOUNGE/KITCHEN  
SHOWER ROOM  
2 BEDROOMS  
DG & GCH  
EPC BAND D  
Garden Shed  
Off Street Parking  
OFFERS OVER £ 115,000**

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This south facing two storey mid-terraced house is located in an established residential area within walking distance of Kirriemuir Town Centre amenities.

The property is double glazed with gas central heating.

There is a south facing garden area to the front partly laid in decking. Brick built garden shed and off street parking for one vehicle. Street parking is unrestricted.

## ACCOMMODATION

### Entrance Hall

Laminate flooring. Radiator. Wall cupboard housing electricity consumer unit. Stairs with fitted carpet to first floor.

### Lounge/Kitchen 4.7m x 4.64m

The kitchen area has tiled flooring and the lounge area fitted carpet. Radiator. Downlighters. Modern kitchen area with built in storage cupboards, base and wall units. Integral dishwasher and combined fridge/freezer. Plumbed for washing machine. Beko induction hob and oven. Extractor.

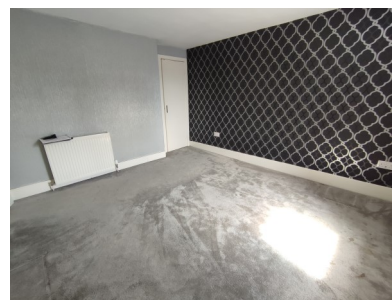


### First Floor

**Upper Landing.** Fitted Carpet. Hatch to roof space.

### Bedroom 1 - 3.76m x 3.46m

Fitted carpet. Radiator. Built-in storage cupboard housing Worcester Central Heating boiler.



### Bedroom 2 - 3.04m x 2.59m

Fitted carpet. Radiator. Built in wardrobe and built in storage cupboard.



**SHOWER ROOM 2.35m x 1.2m**

Vinyl Floor. Ladder towel rail. Tiled shower cabinet. White WC and WHB. Wall storage cabinet.



**OUTSIDE**

South facing garden area to front partly laid in decking.  
Brick built garden shed.  
Off street parking for one vehicle.



Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.  
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**PRICE OFFERS OVER £ 115,000**

**VIEWING—Contact 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.