

# Wilkie & Dundas

**FOR SALE**



**54 Sunnyside,  
KIRRIEMUIR, DD8 5DR**

**HALL  
LOUNGE  
KITCHEN  
DINING ROOM  
2 BEDROOMS  
WET ROOM WITH WC  
DOUBLE GLAZING and GCH  
GARAGE  
WORKSHOP/SUMMERHOUSE  
EPC BAND D  
GARDENS  
OFFERS OVER £155,000.00**

28 Marywell Brae, Kirriemuir, Angus  
DD8 4BP

Tel. 01-575-572-608

[admin@wdws.co.uk](mailto:admin@wdws.co.uk)

Fax. 01-575-574-529

This semi-detached two storey dwellinghouse is located in an established residential area on the western edge of the Southmuir area of Kirriemuir. There are views over open fields to the west.

The property is double glazed and has gas fired central heating.

There is a modern kitchen and modern wet room with plumbed shower.

There are easily maintained garden areas to front and rear.

Off Street parking is available for a number of vehicles.

## **ACCOMMODATION—Ground Floor**

### **Hall**

Accessed by external double glazed door. Radiator. Large built in storage cupboard with electric light housing central heating boiler and electricity fuse boxes.

### **Lounge 4.05m x 3.54m**

Radiator. Window overlooking front garden area. Wall lights.



### **Dining Room 3.57m x 2.49m**

Radiator. Wall lights.



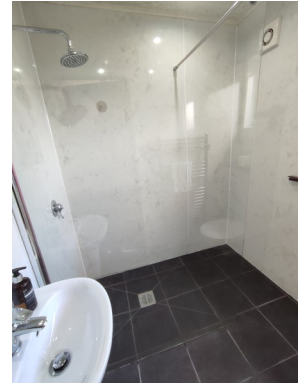
### **Kitchen 4.26m x 3.14m**

Radiator. Laminate flooring. Stainless steel sink and drainer. Modern wall and base units. Gas hob, electric extractor. Bloomberg oven. Plumbed for washing machine. Ample power points. Window overlooking rear garden and open fields beyond. Door to rear garden.



**Wet Room 1.95m x 1.76m**

Plumbed shower. White WC and WHB. Ladder towel rail. Downlighters. Extractor.



**ACCOMMODATION—Upstairs**

**Landing**

Large built in storage cupboard. Hatch to floored roof space with pull down ramsay ladder.

**Bedroom (front) 3.84m x 3.70m**

Fitted carpet. Radiator. Built in double wardrobes and storage.



**Bedroom (rear) 2.99m x 2.71m**

Fitted carpet. Radiator.



**OUTSIDE**

Large single garage 5.10m x 3.19m

Workshop/Summerhouse.

Rear garden area laid out in grass, shrubs and gravel providing drying area. Front garden area laid out in grass, paving slabs and gravel.



Driveway to garage plus additional hardstanding parking.



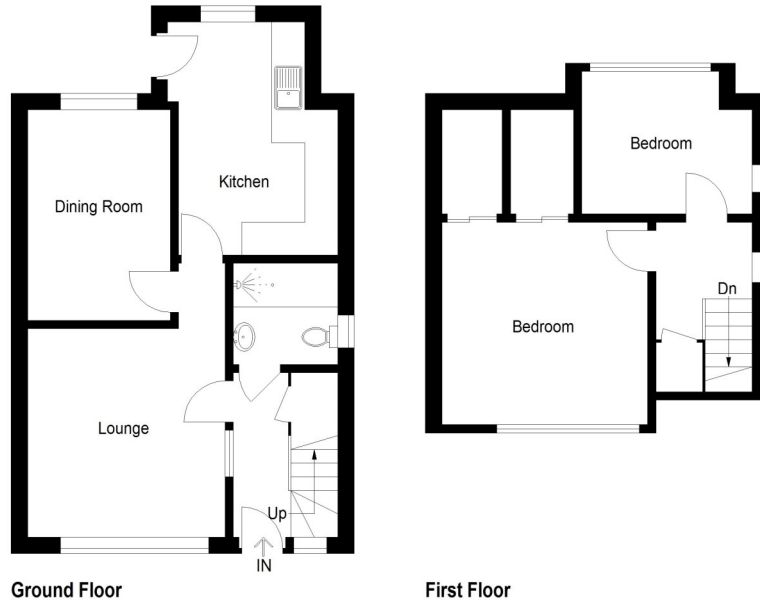


Illustration For Identification Purposes Only. Not To Scale (ID1089478 / Ref:88255)

**PRICE—OFFERS OVER £155,000.00 (HR Valuation £155,000.00)**

**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.