

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



23 Sycamore Place, Northmuir, Kirriemuir DD8 4TH

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Garage**

Offers over £190,000

This detached bungalow is situated at the end of a cul de sac in the Northmuir district of Kirriemuir within convenient distance of all local amenities and services including Northmuir Primary School, dental surgery, golf course, and the town centre. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation all at ground floor level and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, a modern fitted kitchen with integral oven, hob, extractor fan, fridge and freezer, utility cupboard, modern shower room, and three well-proportioned bedrooms.

There is driveway parking for a multiple vehicles and single garage. The front garden is laid to lawn with gravel chip borders, and the fully enclosed rear garden is laid out for ease of maintenance in patio, decking and gravel chips with shrubs.

This is an excellent opportunity to obtain a bungalow of this style and location, and viewing is highly recommended.

Entrance Hallway:

Cupboard housing fuse box. Downlighters. Large, shelved storage cupboard with light. Further utility cupboard with shelving, also housing the gas central heating boiler.

Lounge:

Approx. 4.85m x 3.5m. Bright and spacious public room. Double glazed window to front.



Kitchen/ Dining:

Approx. 3.36m x 3.37m. Fitted with a range of modern contemporary style floor, wall and drawer units. Integral electric oven, gas hob, extractor hood, dishwasher, fridge and freezer. One and half sink and drainer. Downlighters. Double glazed window to rear, with views over the rear garden, parkland, and rooftop views to the Angus glens.



Shower Room:

Approx. 1.8m x 2.25m. Three piece modern white suite comprising WC, wash hand basin in range of fitted units. Shower cubicle. Fully tiled. Chrome ladder style towel rail. Double glazed frosted window to side.



Bedroom 1:

Approx. 3.85m x 3.4m. Spacious double bedroom. Double glazed window to rear.



Bedroom 2:

Approx. 2.62m x 2.77m. Another well proportioned room. Double glazed window to side. Fitted wardrobe.



Bedroom 3:

Approx. 2.8m x 2.7m. Another good sized room. Double glazed window to front. Fitted wardrobe with shelving.



Outside:

The front and side gardens are laid in area of gravel chips and lawn with borders. Driveway to side with ample space for a number of vehicles. Enclosed rear garden with gates to either side. Laid in patio, gravel chips and decking. External water supply.

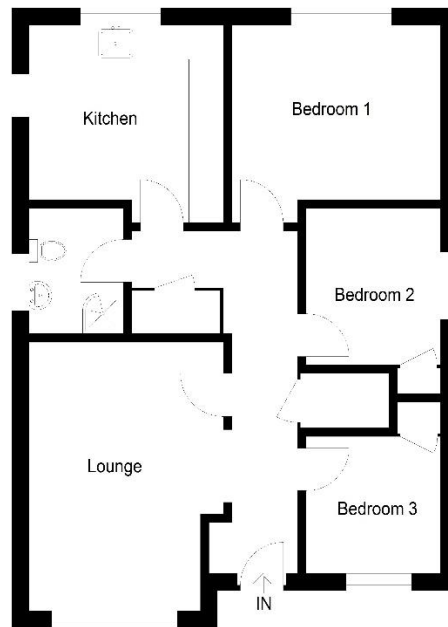


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Not To Scale (ID:1091367 / Ref:88319)



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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