



**lindsays**

32 Knowehead Crescent  
Kirriemuir, DD8 5AB

*"A spacious three bedroom semi-detached villa in a popular location"*

- Hallway
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Driveway

EPC Rating C

**OFFERS OVER £110,000**



## Description

An excellent opportunity to purchase a spacious three bedroom semi-detached villa located in a cul-de-sac in a popular residential area of Kirriemuir.

The villa is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation on the ground floor comprises a bright south facing lounge with bay window, Kitchen with ample room for a table and chairs and family bathroom with shower over the bath. On the upper floor there are three good sized double bedrooms with one benefitting from fitted wardrobes.

Externally at the front of the villa lies off street parking for two vehicles. The main garden lies at the rear and is laid with lawn and includes a garden shed.

This is an excellent starter home or a great investment opportunity and viewing is highly recommended.

## Area

Situated in the very heart of Angus the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services, however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

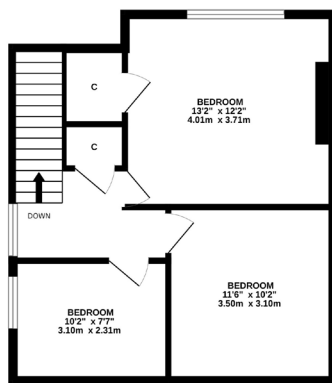
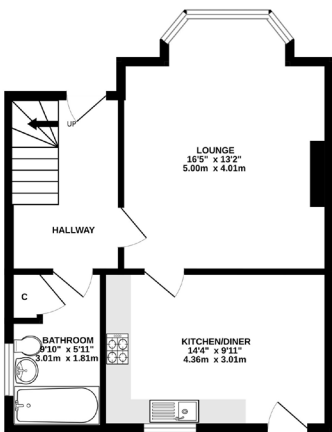
## Viewing

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



GROUND FLOOR

1ST FLOOR



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. Made with Metropix ©2024.

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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.