

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**25 Slade Gardens, Kirriemuir, DD8 5AF**

- **Semi Detached Chalet Villa**
- **Hall**
- **Lounge**
- **Kitchen Dining**
- **Utility room**
- **Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC E**
- **Gardens to Front & Rear**

**Offers over £115,000**

This semi-detached chalet villa sits in a small cul de sac in a sought-after residential location within walking distance to the town centre, Websters High School, Southmuir Primary School, Kirriemuir Den and transport links. 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 north and south.

The property offers spacious and well-proportioned accommodation over two floors benefits from gas fired central heating, double glazing dining sized kitchen with separate utility room, modern shower room on ground floor and two double bedrooms both with fitted wardrobes.

There are gardens to front and a well stocked mature garden to rear, well stocked with a range of shrubs and herbaceous borders. There is plenty on street residents parking.

This is an ideal starter home or buy to let and viewing is recommended to appreciate the spacious accommodation and quality of location.

**Entrance Hallway:** Exterior door and double-glazed panel. Staircase to upper floor accommodation. Useful under stair storage cupboard housing fuse box and electricity meter. Walk in cloak cupboard with shelving and light. Newly fitted hall and staircase carpet.

**Lounge:** Approx. 4.73m x 3.9m at widest. A spacious public room. Double glazed window enjoying outlook over the rear garden. Living flame gas fire on marble plinth.



**Kitchen:**

Approx. 4.37m x 2.72m. Fitted with a range of floor, wall and drawer units. Tiling to splash back. One and half sink and drainer. Two double glazed windows to side. Gascooker connection. Large storage cupboard.



**Utility Room:**

Approx. 3.26m x 1.6m. Wall mounted central heating boiler. Plumbing for washing machine. Exterior door.

**Shower Room:**

Approx. 1.74 x 2.1m. white suite comprising WC, wash hand basin with storage below. Walk in shower enclosure. Full wet wall panelling. Low maintenance ceiling with downlighters. Chrome heated towel rail. Double glazed window to front.



**Upper Floor Accommodation:**

**Upper Floor Landing:** Hatch to loft space. Skylight window.

**Bedroom 1:**

Approx. 4.67m x 2.8m. Well proportioned double bedroom. Double glazed window to front. Double fitted and single wardrobe with shelving.



**Bedroom 2:**

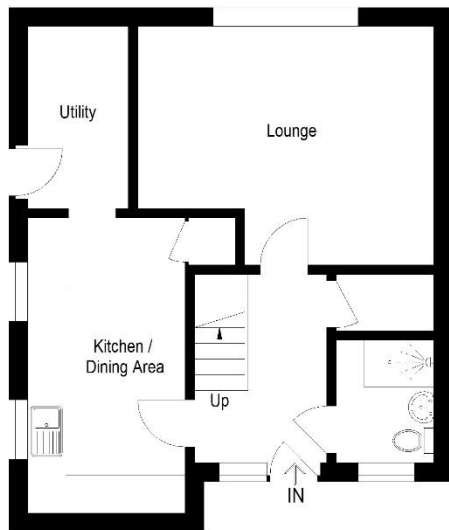
Approx. 3.78m x 2.8m. Another good sized double bedroom. Double glazed window to side. Eaves storage. Two double wardrobes.



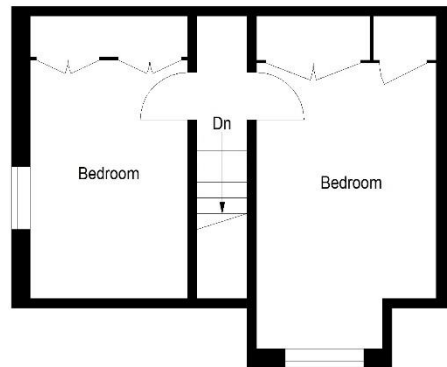
**Outside:**

Garden laid to lawn with borders. Path to side leading to the rear garden with is laid to lawn with well stocked shrubs, rose and alpine borders. Rotary clothes dryer.





**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1093282 / Ref:88366)



*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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