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Offers Over £240,000








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Glenmore, Westbank, Westmuir,  
Kirriemuir, DD8 5LR



- Detached Bungalow
- Village Location
- Living Room
- Kitchen Diner
- Utility Room
- 3 Bedrooms
- Shower Room
- En Suite Shower Room
- Garage
- Gardens
- Summer House

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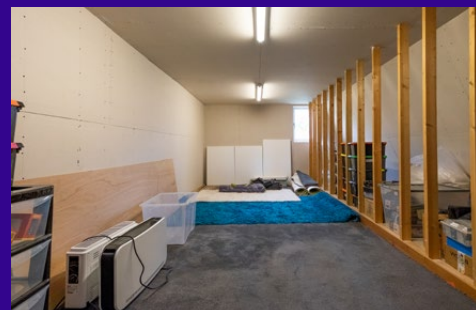
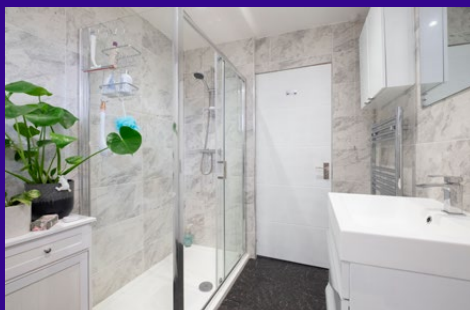
A fully modernised and well positioned detached bungalow offering comfortable living accommodation. The property is situated in the village of Westmuir which lies on the outskirts of Kirriemuir. The village has a local shop while Kirriemuir offers a range of shops and services as well as good transport links. The nearby A90 dual carriageway connects to the cities of Dundee and Aberdeen while primary and secondary schooling can be found within Kirriemuir. The town of Kirriemuir is known as the gateway to the Angus glens which offer a range of outdoor pursuits and activities as well as natural landscapes.



The property benefits from double glazing and gas central heating while the accommodation is accessed by the entrance vestibule. The main hallway leads to the spacious living room which enjoys a wood burning stove, a high ceiling and doors leading out to the south/west facing rear garden. The kitchen diner has a range of fitted units and space for table and chairs while a door leads through to the utility room. The utility door has fitted units, doors to the front and rear as well as a door leading to the integral garage. Three bedrooms are accessed from the hallway with the master bedroom having a fitted wardrobe and an en suite shower room. The shower room is also accessed from

the hallway with a modern suite comprising toilet, wash hand basin and shower unit. There is a large floored and insulated attic which houses the gas boiler.

The driveway lies to the front of the property and provides access to the integral garage which benefits from power and light. Some plants and shrubbery are also located to the front. The main garden ground lies to the rear and enjoys a south/west facing aspect. The generous rear garden is laid mainly in lawn together with a paved patio. A summer house, shed and wood store are all in situ and forms part of the sale.





## Accommodation (measurements are approx)

|                      |               |                 |
|----------------------|---------------|-----------------|
| Living Room          | 3.57m x 6.47m | (11'9" x 21'3") |
| Kitchen Diner        | 3.56m x 3.75m | (11'8" x 12'4") |
| Utility Room         | 1.75m x 3.43m | (5'9" x 11'3")  |
| Bedroom              | 3.05m x 3.47m | (10'0" x 11'5") |
| Bedroom              | 2.92m x 3.85m | (9'7" x 12'8")  |
| Bedroom              | 2.58m x 3.85m | (8'6" x 12'8")  |
| Shower Room          | 2.00m x 2.51m | (6'7" x 8'3")   |
| En Suite Shower Room | 0.79m x 2.22m | (2'7" x 7'3")   |





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## Aberdeen

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Aberdeen  
AB11 6XU

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## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

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