



**lindsays**

9 Glamis Road,  
Kirriemuir, DD8 5DR

*"Semi-detached sandstone villa with versatile accommodation set in the Southmuir area of the town"*

- Reception Hall
- Lounge
- Dining Room/Bedroom 3
- Kitchen/Breakfast Room
- 2 Bedrooms
- Boxroom
- Gas Central Heating
- Partial Double Glazing
- Gardens
- Driveway

EPC Rating: D

**OFFERS OVER: £175,000**





## Description

Lindsays are delighted to offer to the market this delightful, spacious 'C' listed semi-detached sandstone house situated in the Southmuir area of the popular town of Kirriemuir. Ideally located for ease of access to schools, many local amenities and access to the A90 for commuting both North and South bound. The property benefits from gas central heating and partial double glazing. Included in the sale are all fitted floor coverings, white goods and the range cooker.

This lovely property offers versatile accommodation over two levels comprising: hall, bright lounge with fireplace with multi-fuel stove and original ceiling cornice, dining room with large understairs cupboard and a fireplace housing a multi-fuel stove, kitchen/breakfast room with window to the rear and double 'Belfast' style sink. There is a range style cooker, plumbing for a washing machine and dishwasher and space for a fridge-freezer. The shower room is fitted with a modern suite with large walk-in shower and a built-in shelved cupboard. On the upper floor there are two good sized bedrooms and a boxroom. Outside the front garden has a lawn and borders with a driveway which provides off-street parking. To the rear there is a lawn and patio with a gate to the side.

This is an ideal property for families looking for more space to grow into, whilst being close to schools etc. 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.

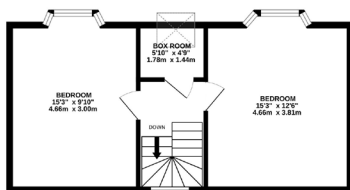
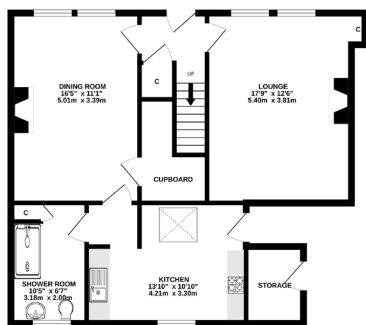
## Viewing:

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.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.