

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



41 Glamis Road, Kirriemuir DD8 5DD

- **Terraced Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Modern Kitchen & Dining Area**
- **Utility Room**
- **3 Bedrooms**
- **En Suite Shower Room**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC D**
- **Mature Gardens & External Store**

Offers over £140,000 (HR Value 155K)

This deceptively spacious terraced villa is situated in a popular residential location within walking distance of Websters High School, Southmuir Primary School, 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 well-proportioned accommodation over two floors, and benefits from gas fired central heating, UPVC double glazing, a recently installed modern fitted kitchen with integral oven, hob, extractor hood, fridge and freezer, en suite shower room, and family bathroom on the upper floor.

Externally there is an enclosed mature garden to rear with a range of shrubs, trees and herbaceous borders.

Viewing is essential to fully appreciate the spacious nature of home being offered for sale. Recent carpets and floorcoverings on ground floor.

- Entrance Vestibule:** Double glazed UPVC exterior door.
- Hallway:** Staircase to upper floor accommodation. Under stair storage cupboard.
- Lounge:** Approx. 4.88m x 4.78m. Spacious public room. Double glazed windows to both sides. Feature brick fire surround and fireplace.



Kitchen/ Dining:

Approx. 4.44m x 5.3m. Recently installed modern fitted kitchen with range of floor, wall and drawer units. Integral oven, hob and extractor. One and half polycarbonate sink and drainer with mixer tap. Dividing breakfast bar to dining area which has double glazed patio doors leading to the rear garden.





Utility:

Approx. 1.33m x 2.15m. Houses the central heating boiler. Double glazed window to side. Space for further appliances.

Bedroom 1:

Approx. 2.96m x 2.72m. Well proportioned room at ground floor level with double glazed window to front.



En Suite:

Approx. 2.32m x 1.67m. Three piece white suite comprising WC, wash hand basin and shower enclosure. Part tiled.

Upper Floor Accommodation:

Upper Floor Landing:

Double glazed window to side.

Bathroom:

Approx. 2.95m x 2.3m. Three piece white suite comprising WC, wash hand basin and bath. Cupboard housing hot water cylinder.



Bedroom 2:

Approx. 3.9m x 4.2m. Spacious double bedroom. Double glazed window to front. Large, fitted wardrobe.



Bedroom 3:

Approx. 3.52m x 4.94m. Another spacious double bedroom. Double glazed window to side and rear.



Outside:

The rear garden has areas of patio and lawn. External cellar and shed. Screened by mature shrubs and trees.



Ground Floor



First Floor

Total floor area 122.7 sq.m. (1,321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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