

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**Viewfield, Main Road, Westmuir, Kirriemuir, DD8 5LP**

- **Detached Bungalow**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen & Dining Room**
- **Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking**
- **Gardens**
- **Countryside Views**

**Offers over £225,000**

This detached bungalow is situated in the popular village of Westmuir on the outskirts of Kirriemuir where a full range of social, leisure and consumer facilities can be found including Primary and Secondary Schools, local shops and independent retailers. The property enjoys south facing views to front towards Strathmore and the Sidlaw Range.

The property offers spacious and well proportioned accommodation all at ground floor level and benefits from gas fired central heating with combi boiler, double glazing, modern fitted kitchen with separate dining room, modern bathroom with shower and three double bedrooms all with fitted wardrobes.

There are garden grounds to front and fully enclosed garden grounds to rear. Parking bay for two vehicles for which there are drawings for the erection of a garage.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is essential to appreciate the spacious nature of home being offered together with the views.

**Entrance Vestibule:** Exterior door and double glazed side panel. Bevelled glass door and side panel into hallway.

**Hallway:** L-shaped hallway with hatch with pull down ladder to part floored loft storage space with light.. Large shelved airing/cloak cupboard also housing gas central heating combi boiler.

**Lounge:** Approx. 5.75m x 4.6m. An excellent sized south facing public room with double glazed window to front enjoying views over Strathmore Valley towards the Sidlaw Range. Feature fireplace with wooden surround and marble inset and electric fire.



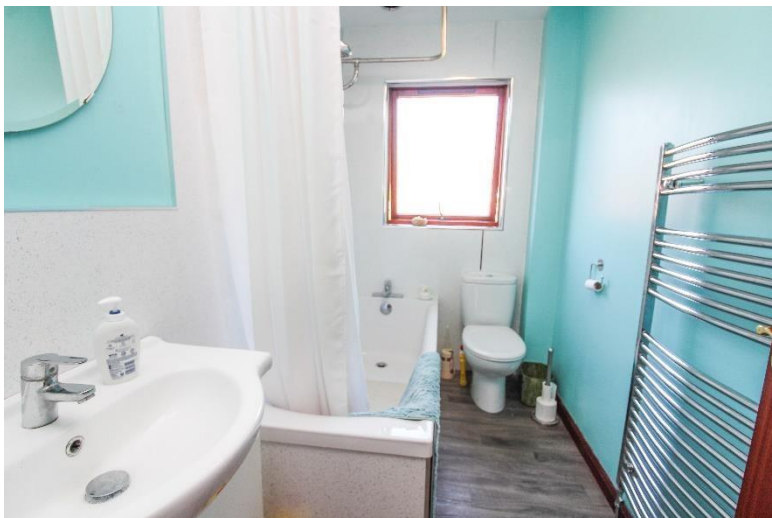
**Dining Room:**

Approx. 3.8m x 2.85m. Spacious public room with double glazed patio doors overlooking the rear garden. Feature arch to kitchen.



**Kitchen:**

Approx. 3m x 3.75m. Fitted with a range of modern floor, wall and drawer units with integral double oven, five ring gas hob, extractor hood, fridge freezer, dishwasher and integrated washing machine. Double glazed window to rear. Tiling to splashback. Double glazed exterior door to side.



**Bathroom:**

Approx. 2.85m x 1.5m. Modern three piece white suite comprising WC, wash hand basin with storage below and bath. Shower over bath with shower curtain. Part wet wall panelling. Chrome ladder style towel rail.

**Bedroom 1:**

Approx. 4m x 3.6m at widest. Well proportioned double bedroom with double glazed south facing windows again enjoying the views. Louvre door wardrobes with shelving and hanging rail. Further double mirror fronted wardrobes.



**En-suite Shower Room:**

Approx. 1.72m x 2m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Double glazed frosted window to front. Tiling above wash hand basin.

**Bedroom 2:**

Approx. 3.13m x 3.6m. Another spacious double bedroom with double glazed window to rear. Two double fitted mirror fronted wardrobes.



**Bedroom 3:**

Approx. 2.73m x 2.9m. Double bedroom with double glazed window to rear. Double fitted mirror fronted wardrobes.



**Outside:**

Front garden is laid to lawn with mature shrub borders including hydrangea and fuchsia. Access from main road to parking bay for two vehicles. The current owner has lapsed planning permission and drawings for the erection of a garage.

The fully enclosed rear garden is laid to lawn. Gravel chips and paving stones.





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*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.*

**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)