

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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

- **Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen & Dining Room**
- **Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking**
- **Gardens**
- **Stunning views over Strathmore Valley**



Offers over £215,000

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. Westmuir benefits from a local shop and post office, community woodland walks, community garden and a village hall with numerous clubs. The hall committee runs community events throughout the year.

The property enjoys south facing views to front towards Strathmore and the Sidlaw Range.

Only by viewing can you appreciate the spacious and well proportioned accommodation all at ground floor level, the property benefits from gas fired central heating with combi boiler, double glazing, modern fitted kitchen with separate dining room, modern bathroom with shower, principal bedroom with ensuite and 2 double bedrooms all with fitted wardrobes.

There are garden grounds to front and fully enclosed garden grounds to rear Space for garage (subject to planning consents) and garden shed.

This is an excellent opportunity to obtain a bungalow of this style and location, 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 partly floored loft with light.. Large shelved airing/cloak cupboard also housing gas central heating Worcester 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,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 vanity unit 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:	<p>Front garden is laid to lawn with mature shrub borders including hydrangea and fuchsia.</p> <p>Access from main road to rear garden with ample parking. Space for garage (subject to planning consents) and garden shed.</p> <p>The fully enclosed rear garden is laid to lawn. Gravel chips and paving stones.</p>



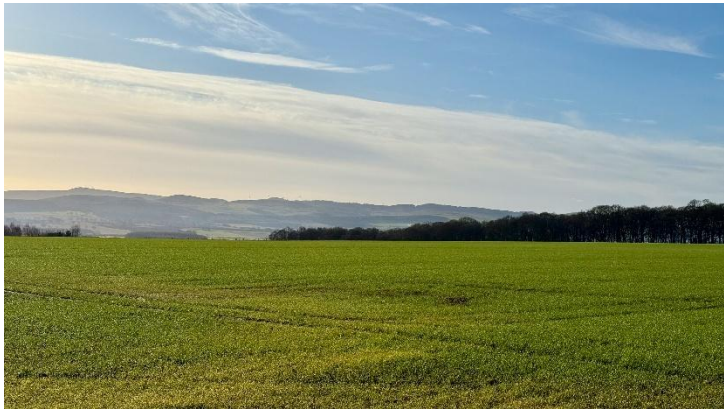




Lounge/ Dining Room, Kitchen/Dining Room



3Bedrooms, En Suite, Family Bathroom



GROUND 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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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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