



**lindsays**

2 Gladstone Place,  
Kirriemuir, DD8 4JB

*"Spacious four bedroom family home  
in central location of Kirriemuir".*

- Hallway
- Kitchen
- Lounge
- 4 Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Gardens

EPC Rating: E

**OFFERS OVER: £165,000**



## Description

Lindsays are delighted to offer to the market this four bedroom family home situated in a central area of the popular town of Kirriemuir, ideally located for ease of access to many local amenities and access to the A90 for commuting both north and south. The property benefits from gas central heating and double glazing. Included in the sale are all floor coverings, light fittings and blinds where fitted.

The accommodation is split over two floors and the ground floor comprises; Fitted kitchen with ample counter and cupboard space, hallway with excellent storage, large double bedroom that has been used as a dining room previously and a bright and spacious lounge. Upstairs there are two generously sized double bedrooms both with built in storage along with a further bedroom and a family bathroom with the shower over the bath.

Outside the front garden is a small courtyard patio area with the main garden to the rear of the property this is a deceptively large fully enclosed garden, mainly laid in lawn with a new patio seating area and recently installed fence. Parking is available on Gladstone Place directly outside the property.

This versatile accommodation would be suited to a variety of purchasers and early 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.

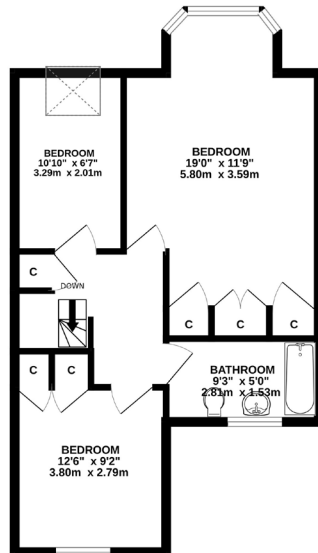
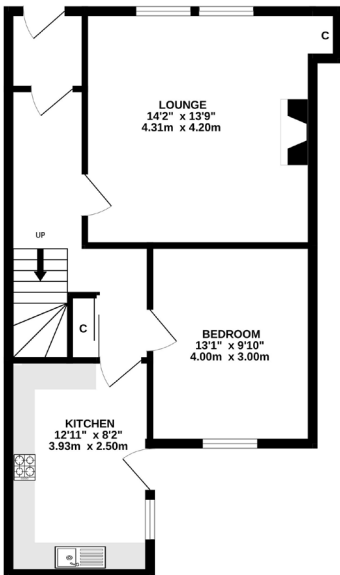
## Viewing:

By appointment through Lindsays on [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) or 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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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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.