



55 Cortachy Crescent, Northmuir,
Kirriemuir, DD8 4TP

Offers Over £235,000

Contact Solicitors for an appointment to
view or Telephone owners direct outwith
office hours

07503929729 or 07933122691

Chamber Practice 



- **Immaculate Detached Villa**
- **Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **3 Double Bedrooms**
- **Bathroom & Cloakroom**
- **En Suite Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Garage**
- **Gardens & Driveway**
- **Absolute Move in Condition**
- **Excellent Family Home**

The Chamber Practice are delighted to bring to market this immaculate 3 bed detached villa situated in the popular Northmuir area with local amenities including convenience stores, primary school and public transport links. Many further amenities can be found within Kirriemuir and nearby Forfar and the A90 arterial route is a short drive away.

Maintained to a high standard this lovely family home offers style, space and comfort over two levels. Comprising entrance hallway with storage cupboard and carpeted staircase to upper floor; bright and spacious lounge with bay window overlooking front garden and feature wood burner; dining room with French doors leading to rear garden; beautifully appointed kitchen fitted with a range of base and wall mounted units with complementary worktops, range cooker, dishwasher and fridge freezer, cupboard with plumbing for automatic washing machine, and part glazed external door leading to rear garden; cloakroom with W.C., vanity unit and mirror; upper landing with connecting doors to bedrooms and family bathroom and hatch to attic; master bedroom with built in wardrobes and connecting door to en suite shower room; 2 further bedrooms, one of which has built in wardrobes; and stylish family bathroom with W.C., vanity unit and bath with mains fed shower over.

This beautifully presented property is in ready to live condition and benefits from double glazing, gas central heating, private gardens to front and rear, tarmac driveway and garage, providing excellent off street parking facilities.

It is anticipated this particular property will prove popular and early viewing is highly recommended to avoid disappointment.

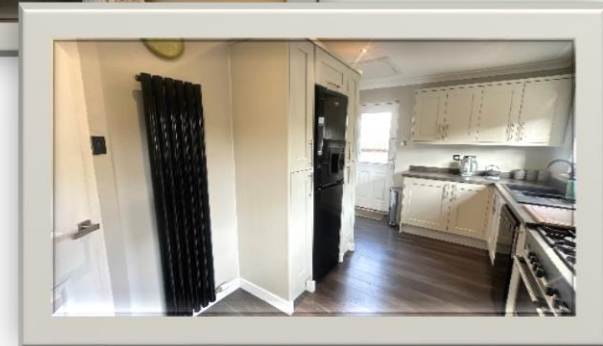
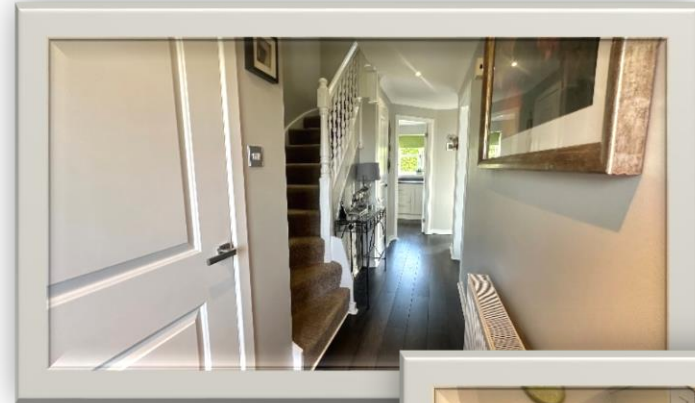
Kirriemuir, or 'Kirrie' as it is often referred to, is the gateway to the glens of Angus, where Munro baggers have 10 to tick off on their list.

Appropriately, the family estate of Sir Hugh Munro is nearby. It was, of course, Sir Hugh who is recalled by anyone working their way through the full range of mountain tops over 3000 feet.

The Angus town's winding streets and subtle red sandstone properties would have been familiar to J M Barrie, whose childhood home is now a Museum to the Peter Pan author, with the 17th Century former Town House also a Museum.

Another one-time resident, Bon Scott, lead singer with Aussie rock band AC/DC is remembered fondly with a statue encouraging 'selfies' for fans drawn from all over the world.

Homebuyers, however, are more likely to be attracted by a range of modern day facilities, with Webster's High School, the secondary for 'Kirrie' and the surrounding area. The proximity to the A90 dual carriageway also makes this Angus town popular with commuters.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

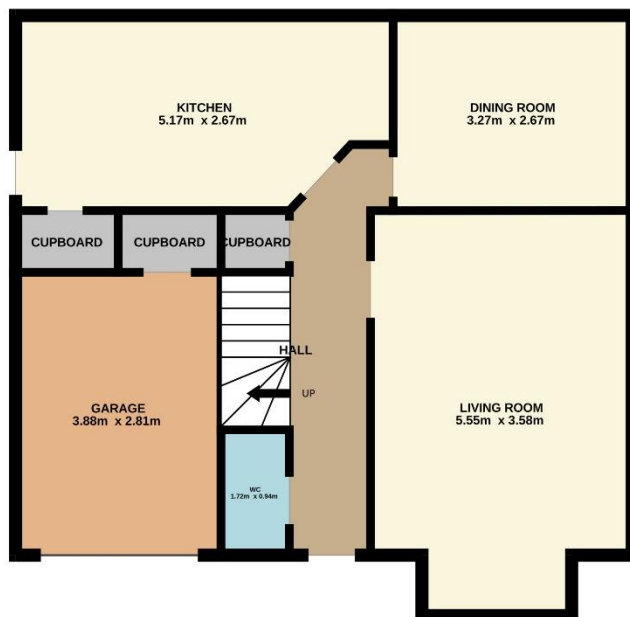
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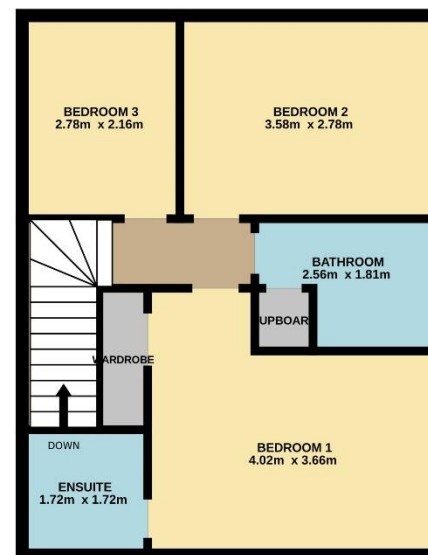
contact@thechamberpractice.co.uk



GROUND FLOOR
54.7 sq.m. approx.



1ST FLOOR
45.0 sq.m. approx.



TOTAL FLOOR AREA : 99.7 sq.m. approx.

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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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, range cooker, fridge freezer dishwasher, garden shed and log store.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.