



**lindsays**

34 Roman Road  
Westmuir, Kirriemuir, DD8 5LT

*"Spacious detached bungalow with lovely outlook in popular Westmuir"*

- Vestibule & Hallway
- Breakfasting Kitchen
- Utility
- Open Plan Lounge/Dining
- Conservatory
- Principle Bedroom with Ensuite
- 2 Further Double Bedrooms
- Bathroom
- Driveway with Garage
- Gardens

EPC Rating C

**OFFERS OVER £215,000**





## Description

Lindsays are delighted to offer to the market this spacious three bedroom detached bungalow with a lovely outlook set within a quiet street. Roman Road is located in the popular village Westmuir which has a local shop, post office and access to public transport. Kirriemuir is only a short distance away where you will find further local amenities including two primary schools & Webster's High School. The property benefits from double glazing and gas central heating throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with all white goods (no guarantees provided).

The property is all on one level and comprises: Vestibule, hallway with excellent storage, fitted kitchen boasting views of the countryside and ample cupboard & counter space along with breakfast bar for dining. Useful utility room with door providing access to the side of the property and a three-piece bathroom. Bright and spacious open plan lounge and dining room leading to the conservatory that takes full advantage of the lovely views over the garden and countryside. The principle bedroom has double built in wardrobes along with a shower room ensuite and there are two further double bedrooms both with built in storage.

Externally to the front of the property is a small lawn garden with the driveway to the side of the property providing off-street parking for multiple cars and leading to the detached garage. The main garden is to the rear of the property, this is a generously sized well maintained area, mainly laid in lawn with a westerly facing patio seating area and mature shrubs, the garden benefits from no overlooking properties which allows stunning views of the Sidlaws. There is also a shed included in the sale.

This property would suit a variety of purchasers and early viewing is highly recommended to fully appreciate the space and views on offer.

## Area:

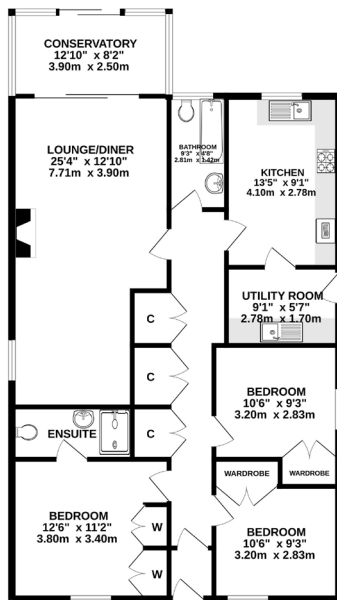
Situated in the very heart of Angus the township Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway 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 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, windows, rooms and any other parts 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 architect, surveyor and agencies shown have not been visited and no guarantee is to their capability or efficiency can be given.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.