



lindsays

21 Cortachy Crescent
Kirriemuir, DD8 4TP

"Spacious two bedroom bungalow in a quiet cul-de-sac".

- Hallway
- Kitchen/Diner
- Lounge
- 2 Double Bedrooms
- Family Bathroom
- Driveway & Garage
- Gardens

EPC Rating C

**OFFERS OVER £165,000
(£5K UNDER HOME REPORT)**



Description

Lindsays are delighted to offer to the market this spacious two bedroom semi-detached bungalow situated within a quiet cul-de-sac in popular Kirriemuir. Cortachy Crescent is in the Northmuir area of Kirriemuir and is ideally located for ease of access to many local amenities including Kirriemuir Golf Course just a short walk away and access to the A90 for commuting both north and south. The property benefits from gas central heating, double glazing and partly floored attic. Included in the sale are all floor coverings, blinds where fitted along with dishwasher and integrated fridge/freezer.

The accommodation is presented in move in condition and comprises; Hallway with useful storage, kitchen with ample counter, cupboard as well as dining space and provides access to the rear garden. Bright and spacious lounge with lovely log burning stove, two generously sized double bedrooms both with excellent storage and a modern family bathroom with shower over bath and chrome radiator.

Externally, to the front of the property is the chipstone driveway that provides parking for multiple cars and leads to the garage. The main garden is to the rear of the property, this is a fully enclosed space mainly laid in lawn, bark chippings and patio. There is also a shed that is included in the sale.

This property would be suited to a variety of purchasers and early viewing is highly recommended.

Area:

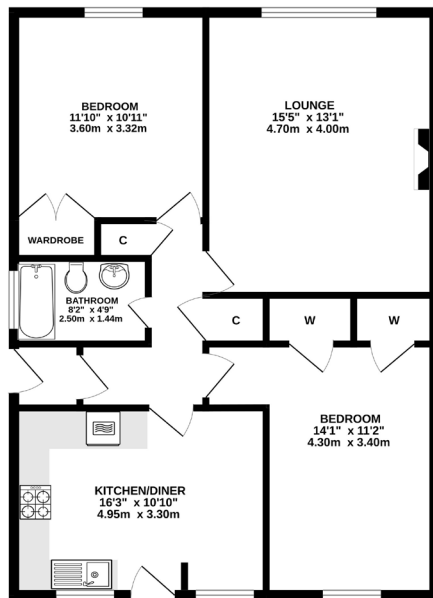
Situated in the very heart of Angus, the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway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



GROUND FLOOR



Whilst every effort 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 misstatement. 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 is given in respect of their condition or performance.

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.