

# Wilkie & Dundas

FOR SALE



**83 SLADE GARDENS,  
KIRRIEMUIR, DD8 5AG**

**ENTRANCE PORCH  
LOUNGE/DINING  
KITCHEN/DINING  
4 BEDROOMS  
BATHROOM with SHOWER  
SEPARATE TOILET  
DOUBLE GLAZING and GCH**

**EPC BAND D  
OFFERS OVER £135,000.00**

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This semi-detached two storey dwellinghouse is located close to the north end of the established residential area of Slade Gardens, Kirriemuir. The property offers good accommodation and has gas fired central heating and double glazing. There is ample unrestricted parking close by.

There are garden areas to front rear and side.

## ACCOMMODATION—Ground Floor

### Entrance Porch 2.26m x 1.83m

Double glazed. Tiled Floor.

### Hall

Radiator. Two large shelved storage cupboards plus an understair storage cupboard housing the electricity consumer unit.

### Lounge/Dining 6.41m x 4.36m

Two radiators. Large west facing window. Door to Kitchen.



### Kitchen/Dining 5.72m x 3.05m

Radiator. Vinyl flooring. Built in storage cupboard. Worcester central heating boiler. Base and wall units. Electric cooker and gas hob. Plumbed for washing machine. Space for fridge and drier. External door to rear garden. Internal door to toilet.



### Toilet

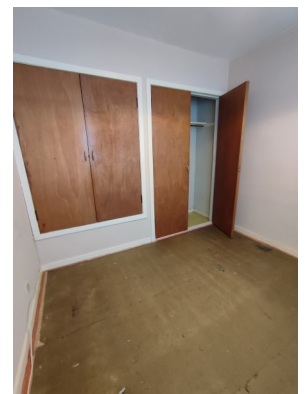
Radiator. Vinyl flooring. WC and WHB

### Bedroom (North) 2.77m x 2.69m

Radiator. Two built in wardrobes.

### Bedroom (South) 3.42m x 2.56m

Radiator. Built in wardrobes and storage.



## Upper Floor

Landing with large walk in storage cupboard with light and with hatch to roof space.

### Bedroom (North) 4.77m x 2.66m

Radiator. Built in storage cupboards.



**Bedroom (South) 3.27m x 2.58m**

Radiator. Built in wardrobe and shelved storage area.



**Bathroom 1.95m x 1.75m**

Vinyl flooring. Radiator. White three piece suite with electric shower over bath. Wet walled.



**OUTSIDE**

Easily maintained garden areas to front, rear and side. Rotary drier at rear.



Illustration For Identification Purposes Only. Not To Scale (ID1138847 / Ref.89494)

**PRICE—OFFERS OVER £135,000.00 (HR Valuation £135,000.00)**

**VIEWING—BY ARRANGEMENT WITH SELLING AGENTS.**

**NOTE**

Reasonable care has been taken in the preparation of these particulars but all statements contained in the particulars are for information only and intending purchasers and others should not rely upon them as statements or representations of fact. Measurements where given are approximate only.