



lindsays

6 Beechwood Crescent,
Kirriemuir, DD8 5EE

*Spacious three bedroom bungalow in
a popular residential street*

- Hallway
- Kitchen/Diner
- Lounge
- 3 Bedrooms
- Shower Room
- Driveway
- Gardens

EPC Rating C

OFFERS OVER £175,000
£5K BELOW HOME REPORT



Description

Lindsays are delighted to offer to the market this spacious three bedroom semi-detached bungalow in a popular residential street. Beechwood Crescent is in the Southmuir area of Kirriemuir and is ideally located for ease of access to many local amenities including both a primary & secondary school nearby 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, additional furnishings may be available via separate negotiations.

The property has been well looked after throughout and comprises: Hallway with useful storage, fitted kitchen with ample space for dining, bright & spacious lounge with electric fire. The primary bedroom is a generously sized room with excellent built in storage along with two further double bedrooms both with built in storage, one currently being used as a dining room and a newly fitted modern shower room with walk in shower.

Externally to the front of the property is the low maintenance chipstone garden with the driveway to the side of the property providing parking for multiple vehicles. The main garden is to the rear of the property this is a large fully enclosed chipstone garden with a shed included in the sale.

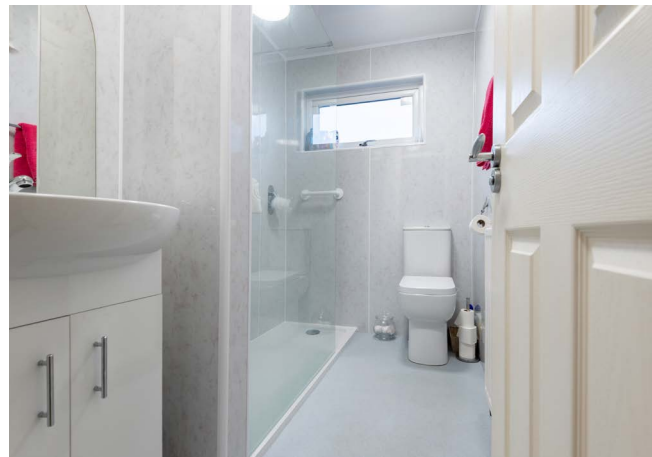
This property would be suited to a variety of purchasers and early viewing is highly recommended.

Area:

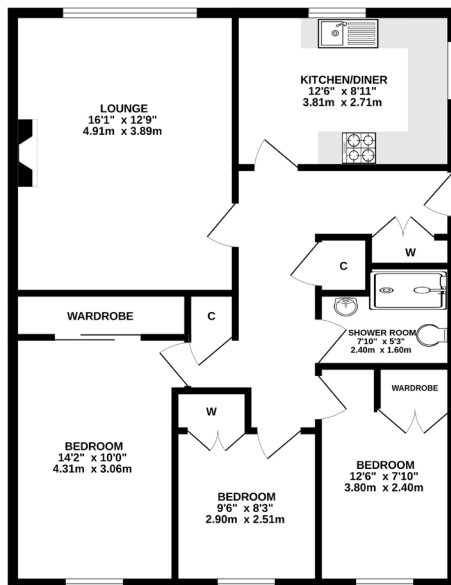
Situated in the very heart of Angus, the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway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



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.