

# Connelly Yeoman



5 ELM STREET, KIRRIEMUIR, DD8 4DF

TERRACED COTTAGE



## Key Features

- Deceptively spacious Terraced Cottage
- Located in a popular residential area close to central amenities and services
  - Partial Double Glazing
- Mature, enclosed front garden and a rear courtyard with Outhouse



OFFERS OVER  
**£125,000**

# Property Description

This attractive and deceptively spacious TERRACED COTTAGE is ideally situated within a popular residential area close to the town centre and within easy reach of most amenities and services which Kirriemuir has to offer. The popular Angus town of Kirrie has enjoyed a revival over recent years and is known locally as "the Wee Red Town" boasting a host of local services and amenities such as popular primary and secondary schooling, health centre as well as national supermarkets and local bespoke shops. The property offers well proportioned accommodation over one level and enjoys the benefits a gas connection, and partial Double Glazing. Externally, the front garden is bounded by mature hedging and timber fence, with established shrubs and bushes. There is a rear courtyard area with a storage outhouse. Whilst requiring a degree of modernisation/upgrading, this property would suit a variety of buyers and early viewing is recommended.

**ACCOMMODATION:** ENTRANCE PORCH & HALLWAY, LOUNGE, KITCHEN, BATHROOM, REAR HALLWAY, 2 BEDROOMS.

**ENTRANCE PORCH:** Approx. 14'5 x 7'10. Enter into the front of the property via the Porch, which is single glazed and which overlooks the front garden. A glazed panelled door leads through into the Hallway. In the Hallway is the electric fuse box and meter. Access through a glazed panelled door in the Lounge.

**LOUNGE:** Approx. 16'6 x 19'2. A very generously proportioned Lounge, with a front-facing double glazed window. In the Lounge there is a wall mounted Gas Fire, a shallow shelved alcove with cupboard underneath (the gas meter is located here). Ample space for furniture settings. CH Radiator. From the Lounge there is access into a Rear Hallway, with further access into the Kitchen.

**KITCHEN:** Approx. 10'9 x 10'9. The kitchen has base and wall mounted storage units and a stainless steel sink. There is a rear-facing double glazed window and a rear-facing velux roof window.

**BATHROOM:** Approx. 9'4 x 5'2. Comprising WC., bath and wash-hand basin. Double glazed side-facing window.



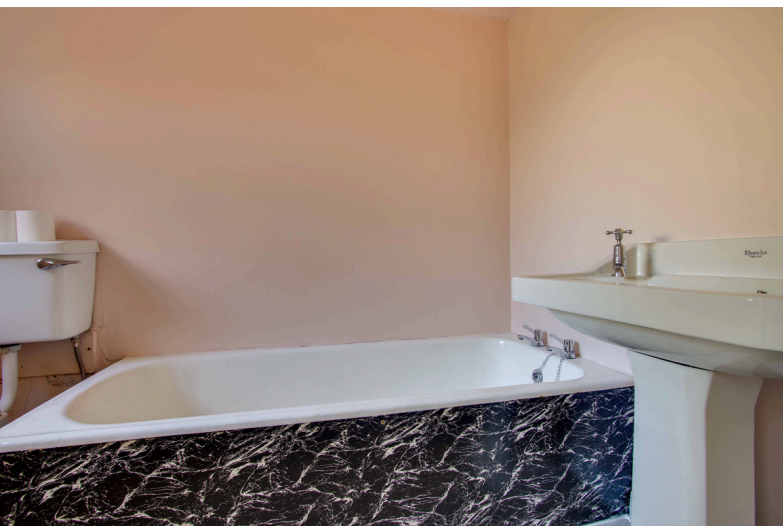
In the rear Hallway there is a glazed panel door which leads out into an enclosed rear courtyard and access to an Outhouse.

**BEDROOM 1:** Approx. 16'6 x 19'8. A spacious main Bedroom, with ample space for bedroom furnishings and a front-facing double glazed window. Built-in shallow cupboard.

**BEDROOM 2:** Approx. 9'3 x 12'5. Another good sized Bedroom, with a rear-facing double glazed window, access hatch into the loft. Access from this bedroom into the rear Hallway.

**GARDEN:** There is an enclosed front garden, bordered by mature hedging and timber fence, with established shrubs.

To the rear is a rear courtyard area and a storage outhouse.



# Property Professionals

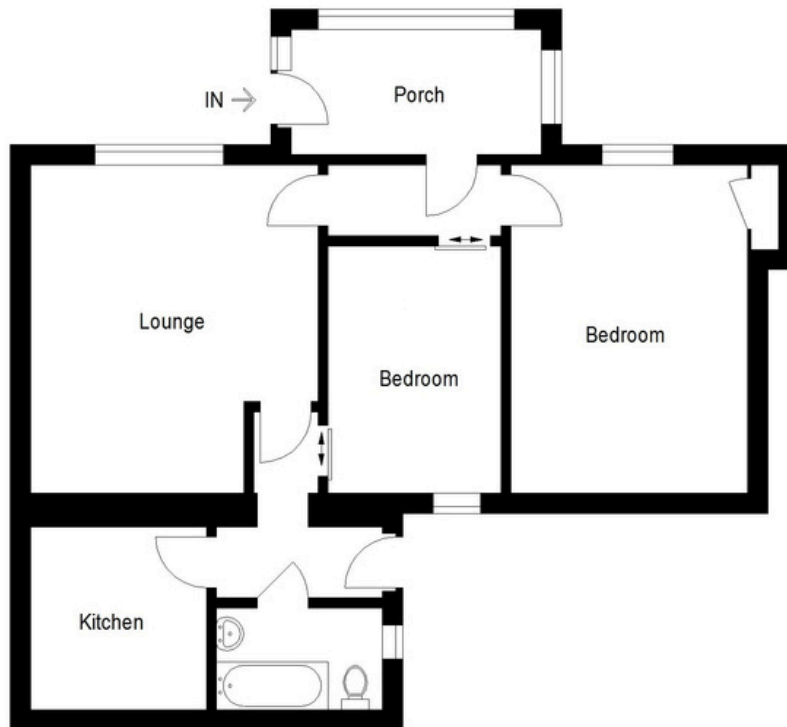
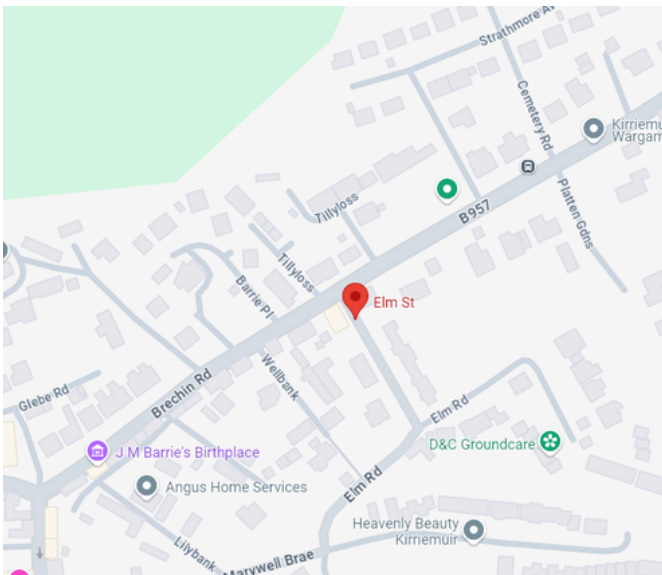


Illustration For Identification Purposes Only. Not To Scale (ID:1143735 / Ref:89569)



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly  
Yeoman**

**tspc**

Connect with us

