

# Connelly Yeoman



**MOUNTCAIRN, CORTACHY ROAD,  
NORTHMUIR, KIRRIEMUIR DD8 4PU**

**SEMI-DETACHED  
COTTAGE**



## Key Features

- Spacious semi-detached cottage within a popular residential area of Northmuir, Kirriemuir
  - Oil central heating and double glazing
  - Large tarmac driveway with detached wooden garage
- Large rear garden with 3 wooden sheds, an outhouse and lawned area



OFFERS OVER  
**£135,000**



# Property Description

This spacious SEMI-DETACHED COTTAGE is ideally situated within a desirable residential area of Northmuir, Kirriemuir and enjoys open views to the front and a large garden to the rear. The property benefits from oil central heating and double glazing and comprises of a Lounge, Kitchen, two Bedrooms and a Shower Room. Large tarmac driveway offering off-street parking for numerous cars leading to a detached wooden garage. Area laid out to lawn with access to the side of the property. Oil tank. To the rear is an outhouse housing the oil central heating boiler together with old WC and kitchen units, power and light with meter, and a large lawned garden with wooden sheds and a seating area.

## ACCOMMODATION:

Lounge, Kitchen, Two Bedrooms and Shower Room.

## ENTRANCE HALLWAY:

Entry into a vestibule with access into the hallway. Shelves storage cupboard and an access hatch leading into the loft

## LOUNGE:

Approx. 18'10' x 18'. Spacious lounge with rear facing window overlooking the rear garden. Two radiators.

## KITCHEN:

Approx. 11' x 14'. Base and wall mounted units with work surfaces incorporating a sink with a mixer tap. Electric oven and hob with extractor hood above. Undercounter fridge, washing machine and plumbed space for white goods. Door providing access into the garden. Radiator.

## BEDROOM 1:

Approx. 11'5' x 16'2'. Rear facing window. Triple shelved and hanging wardrobe with sliding mirror doors. Radiator.

## BEDROOM 2:

Approx. 14'9' x 9'7'. Front facing window. Shelved and hanging wardrobe. Radiator.





**SHOWER ROOM:**

Approx. 8' x 10'2". Wash hand basin, WC with a corner shower cubicle, finished with modern wet wall housing an electric shower. Bathroom fitments. Radiator.

**OUTSIDE:**

Large tarmac driveway offering off-street parking for numerous cars leading to a detached wooden garage. Area laid out to lawn with access to the side of the property. Oil tank. To the rear is an outhouse housing the oil central heating boiler together with old WC and kitchen units, power and light with meter, and a large lawned garden with wooden sheds and a seating area.





# Property Professionals

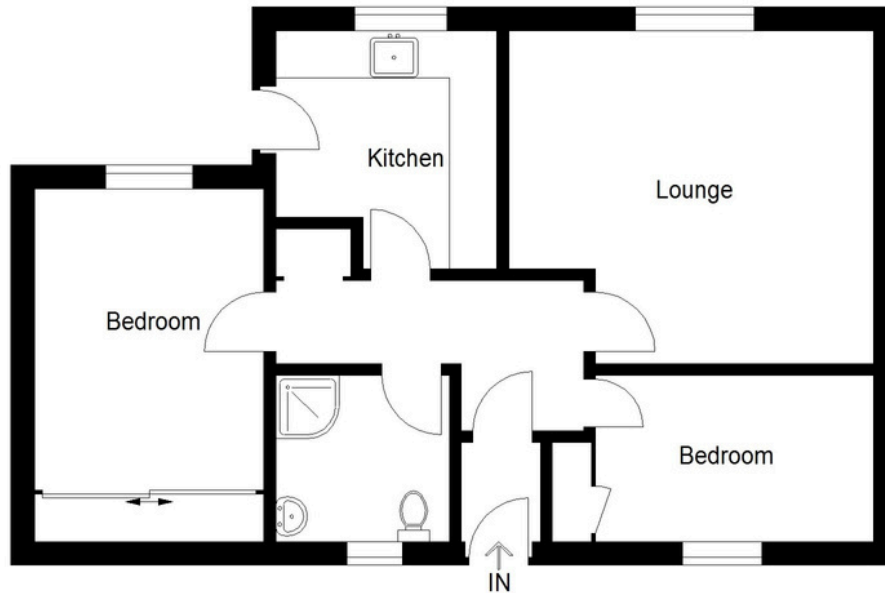
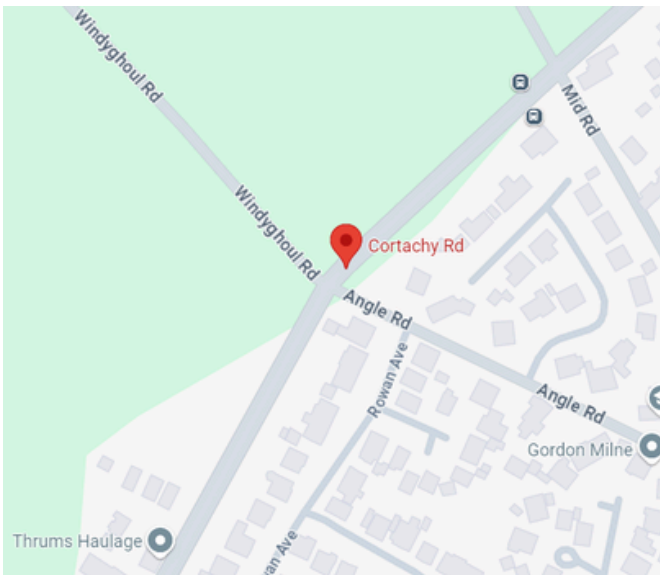


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