



24 MORRISON STREET, KIRRIEMUIR, DD8 5DB
OFFERS OVER £145,000



HOME REPORT VALUATION	£145,000
EPC RATING	D



This well maintained three bedroom mid-terraced property is located within the popular town of Kirriemuir, known to be the 'Gateway to the Glens' and the birthplace of J.M. Barrie, author of Peter Pan. This is the ideal town for those keen to explore the Glens all while having easy commuting links to nearby Angus towns, Dundee and Aberdeen. Kirriemuir also benefits from local grocery stores, Primary and Secondary Schooling, Health Centre and Equestrian Centre.

The property opens to the entrance hallway with carpet flooring and staircase. The lounge is located to the front of the property with a large South facing window providing ample natural light. There is a feature fireplace with timber mantel, brick surround and slate hearth. Within the fireplace is an electric stove. A Georgian door opens to the spacious kitchen with dining area ideal for families and entertaining. The room benefits from modern wall and base units with a marble effect worktop, gas hob, electric oven and grill, and extractor hood.

The ground floor bedroom and bathroom are accessed from a small hallway off the kitchen which also opens to the rear garden. The bedroom benefits from a storage cupboard which houses the boiler, carpet flooring and rear facing window with blinds. The bathroom is fitted with a 3-piece suite with an electric shower over the bath. The room is finished with linoleum flooring, partially tiled walls and a sky light.

The staircase leads to the first-floor accommodation which comprises the main bedroom with en-suite, and third bedroom. The main bedroom is generously sized with a South facing dormer window providing scenic views across the Angus countryside. The room also benefits from a large wardrobe and hatches providing access into the eaves. The en-suite is fitted with a walk-in shower cubicle, vanity unit with sink, and w.c. The room is finished with linoleum flooring, tiled walls, heated towel rail and wall mounted mirror. The third bedroom looks over the rear garden and is fitted with carpet flooring and curtains.

The rear garden is ideal for those looking for private outdoor space which can be easily maintained. A lean-to is erected over the rear entrance providing shelter and the wooden shed is included.

This is a wonderful opportunity to purchase a family home in an idyllic Angus town. Viewing is highly recommended to fully appreciate this property.



