

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



19 Orchard Brae, Kirriemuir DD8 4JY

- **Detached Villa**
- **Sun Porch & Garden Room**
- **Hallway**
- **Lounge**
- **Kitchen/Dining/Family Room & Utility Room**
- **Ground Floor Bathroom**
- **4 Bedrooms & En Suite**
- **Shower Room**
- **Study**
- **Integral Garage & Driveway**
- **Gardens to Front & Rear**

Offers over £330,000

This beautifully presented detached villa is situated in a sought after residential location convenient for the town centre and all local amenities including both primary and secondary schooling. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious family accommodation over two floors and has been extensively upgraded and modernised by the present owners. The subjects benefit from gas fired central heating, double glazing, Kahr oak flooring on the ground floor, recently installed modern fitted kitchen with integral appliances, and island workstation, separate utility room, ground floor bathroom, En Suite shower room and family shower room on the upper floor.

There is driveway parking for multiple vehicles leading to the single garage with power and light, the gardens to front are laid to lawn, and the fully enclosed rear gardens are laid out for ease of maintenance in gravel chips, pergola, and screened by copper beech hedging.

This is a rare opportunity to obtain a home of this style and location and viewing is highly recommended.

Sun Porch: Approx. 2.7m x 2.54m. Double glazed leaded glass windows and door looking to front of property.



Garden Room: Approx. 3.27m x 4.3m. Spacious public room. Wood panelling to dado height. Double glazed French doors looking to the rear garden.



Hallway:

Staircase to upper floor accommodation. Oak and glass balustrade.

Lounge:

Approx. 6.12m x 3.41m. Spacious public room. Double glazed bay window looking to front. Focal point of the room is an attractive wooden fire surround with slate hearth and multi fuel burning stove.



Kitchen/Dining:

Approx. 6m x 5.3m at widest. Recently installed modern fitted kitchen with range of floor, wall and drawer units. Tiling to splashback. Under pelmet lighting. Integral double oven, microwave, wine cooler, fridge, freezer and dishwasher. Island workstation with large breakfast bar. Appliances still under warranty. Centre pendant light fittings. Two double glazed Velux windows. Double glazed French doors and picture windows enjoying outlook over the rear garden.



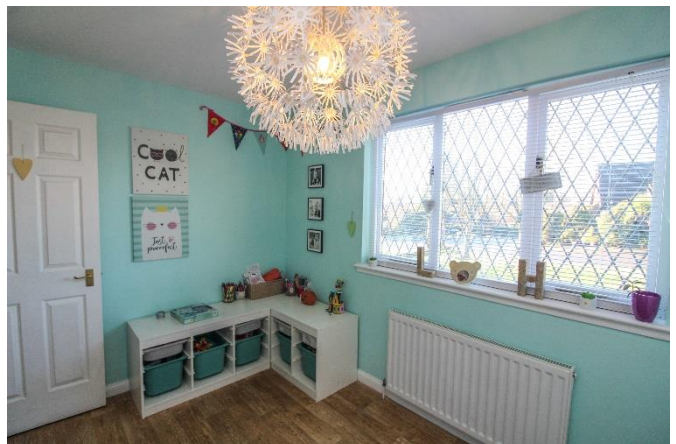


Utility Room:

Approx. 3m x 2.34m. Base level storage units. Stainless steel sink and drainer. Double glazed window and exterior door to rear. Plumbed for washing machine. Space for further appliances.

Bedroom 4:

Approx. 3.13m x 2.42m. Spacious bedroom at ground floor level. Wall to wall fitted wardrobes. Double glazed window to front.





Bathroom:

Approx. 2.64m x 1.75m. Modern recently installed three piece white suite comprising WC, wash hand basin and bath. Wet wall panelling. Double glazed frosted window to side. Chrome ladder style towel rail.

Upper Floor Landing:

Hatch to loft space. Large, shelved storage cupboard.



Shower Room:

Approx. 1.66m x 2.45m. Three piece modern white suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail. Extractor fan. Double glazed Velux window.

Bedroom 1:

Approx. 4.77m x 3.38m. Spacious double bedroom. Double glazed window to front enjoying rooftop views over the town towards Strathmore. Wall to wall fitted wardrobes.





En Suite: Approx. 2.1m x 1.7m. Modern three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed Velux window. Chrome ladder style towel rail.

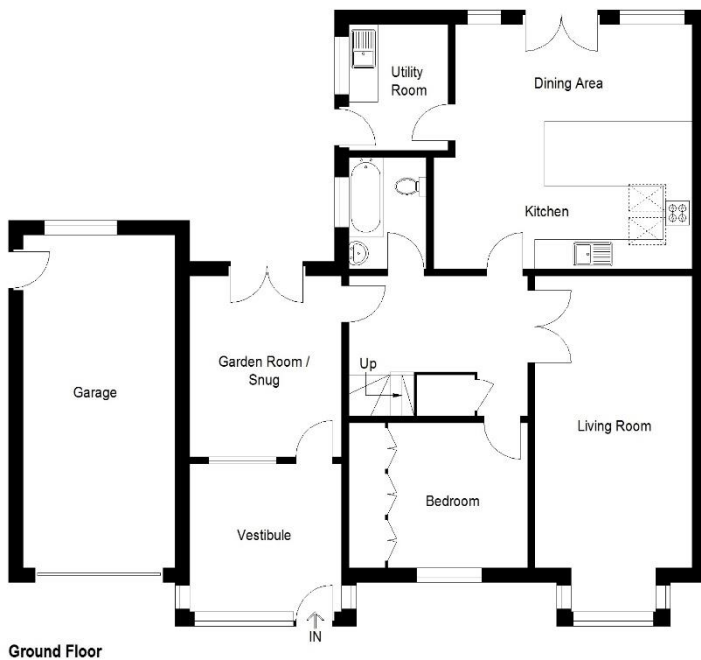
Study: Approx. 2.3m x 2.24m. Double glazed Velux window.



Bedroom 2: Approx. 6.35m x 4m. An excellent size double bedroom. Double glazed window to rear. Three door mirror fronted wardrobes.

Bedroom 3: Approx. 4m x 2.43m. Another well proportioned room. Double glazed window to front again enjoying views.

Outside: Gardens to front are laid mainly to lawn with mature trees. Driveway parking to side for multiple vehicles leading to the garage which has power and light. The rear garden is fully enclosed and bounded by mature beech hedging, with pergola and gravel chips. Large patio.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1159366 / Ref:89811)



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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