

# Wilkie & Dundas



**20 SUNNYSIDE,  
KIRRIEMUIR, DD8 5DR**

**ENTRANCE HALL  
LOUNGE  
DINING ROOM  
KITCHEN  
2 BEDROOMS  
CONSERVATORY  
BATHROOM  
SHOWER ROOM  
GARDENS  
GARAGE  
DOUBLE GLAZING and GCH**

**EPC BAND D  
OFFERS OVER £185,000.00**

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**FOR SALE**



This two storey semi-detached dwellinghouse is located in an established residential area on the western edge of Kirriemuir with open views across agricultural land to the west. It is within walking distance of Primary and Secondary Schools and Leisure Centre.

Kirriemuir is conveniently situated for access to the A90 dual carriageway which gives access to Stonehaven and Aberdeen to the north and Dundee, Perth and the central belt to the south.

This property is in very good condition throughout and offers spacious accommodation with abundant storage areas.

The front dormer roof was renewed in 2023.

## **ACCOMMODATION—Ground Floor**

### **Entrance Hall**

Fitted carpet. Radiator. Large walk in storage cupboard housing gas meter, hot water tank and central heating boiler and with further storage cupboard and coat hooks. Separate understair storage cupboard with electricity consumer unit.

### **Lounge 5.78m x 3.85m**

Fitted carpet. Two radiators. West facing room with focal point electric fire. Patio doors to rear garden patio area.



### **Dining Room 2.95m x 2.92m**

Fitted carpet. Radiator. Door to conservatory.



### **Conservatory 4.90m x 3.42m**

Laminate flooring. Radiator. Door to rear garden area.



### **Kitchen 3.07m x 2.96m**

Radiator. Vinyl flooring. Quality wall and base units. Ample work surfaces, integral double oven, hob, extractor, dishwasher and fridge/freezer. Door to additional shelved pantry style storage cupboard and separate door to utility area housing washing machine and tumble dryer. Further door to rear garden area.



### **Shower Room 1.88m x 1.66m**

Radiator. Vinyl flooring. Wall cabinets. Plumbed shower, WC and WHB.



### **ACCOMMODATION—Upper Floor**

Hatch to roof space from upper landing.

### **Bedroom (south) 5.33m x 3.04m**

Fitted carpet. Radiator. Built in double wardrobes and shelved storage. Additional storage cupboards located behind wardrobes.



### **Bedroom (north) 5.33m x 3.04m**

Fitted carpet. Radiator. Built in wardrobe with storage area above. Separate shelved walk in shelved linen cupboard with hooks.





**Bathroom 2.80m x 1.42m**

Vinyl flooring. Radiator. White three piece suite with shower over bath. Fitted storage cupboards and drawers.



**Extras**

Blinds and curtains where fitted are included. Washing machine and tumble dryer

**OUTSIDE**

Front garden area laid in grass with borders.  
Enclosed rear garden area with patio area and drying area.

**GARAGE** with electric door, light and power. Electric door fitted and garage re-wired in 2022.



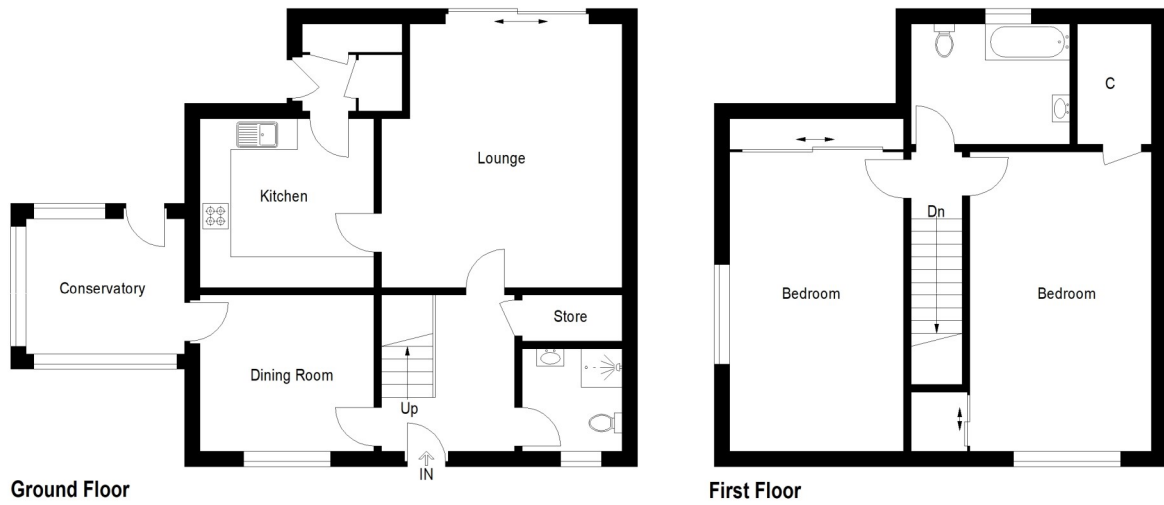


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**PRICE—OFFERS OVER £185,000.00 (HR Valuation £185,000.00)**

**VIEWING—BY ARRANGEMENT WITH SELLING AGENTS.**

**NOTE**

Reasonable care has been taken in the preparation of these particulars but all statements contained in the particulars are for information only and intending purchasers and others should not rely upon them as statements or representations of fact. Measurements where given are approximate only.