

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 6 Orchard Brae, Kirriemuir DD8 4JY

- Detached Bungalow on Large Corner Plot
- Garden Room
- Conservatory
- Lounge
- Kitchen
- Shower Room
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing, EPC C
- Driveway and Gardens
- Potential for Extension
- Close to all Amenities

**Offers over £210,000**

This detached bungalow occupies a corner plot in a much sought after residential location of varied, yet similar styled homes. The town centre and all local amenities are within convenient distance including primary and secondary schooling and public transport. 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 accommodation at ground floor level, and benefits from gas fired central heating, double glazing, modern shower room, feature living flame gas fire in lounge and two double bedrooms. In addition, there is a garden room which leads to the conservatory offering exceptional living space. Similar homes in the street have extended into the attic should you require more space in the future (subject to planning consents etc).

There is driveway parking to front for several vehicles and integral single garage. The gardens to front and side are laid to lawn with well stocked shrub and heather borders and mature trees. The fully enclosed rear garden is laid to lawn and again well stocked with mature shrubs, trees and having timber shed.

This is an excellent opportunity to obtain a home of this style and location, and early viewing is recommended.

**Garden Room:** Approx. 3.15m x 4.4m. Spacious public room. Double glazed exterior door. Double glazed window to front. Split pane bevel glass door and side panel into inner hallway. Patio doors into the conservatory.



**Conservatory:** Approx. 4.27m x 3.33m. Double glazed windows and exterior door enjoying pleasant outlook over the rear garden with rooftop views over the town towards Strathmore. Tiled floor.



**Inner Hallway:**

Hatch to loft space. Useful storage cupboard.

**Lounge:**

Approx. 3.5m x 5.3m into bay window. Spacious public room. Double glazed bay window to front. Focal point of the room is a wooden fire surround with marble inset and hearth and living flame gas fire.



**Kitchen:**

Approx. 2.62m x 2.8m. Fitted with a range of floor, wall and drawer units. Integral Neff oven, gas hob, extractor hood, washer dryer and dishwasher, fridge and freezer. Plumbed for washing machine. Tiled to splash back. Double glazed window to rear.



**Shower Room:**

Approx. 2.6m x 1.7m. Three-piece white suite comprising WC and wash hand basin in fitted units. Separate shower cubicle. Fully tiled with wet wall around shower. Double glazed window to rear.



**Bedroom 1:**

Approx. 3.25m x 1.93m. Spacious double bedroom. Double glazed window to front. Double mirror fronted wardrobes.



**Bedroom 2:**

Approx. 3.45m x 3.45m at widest point. Double bedroom. Double glazed window to rear.



**Outside:**

Driveway parking to front leads to integrated single garage which has power and light. Occupying a corner plot, the garden grounds to front and side are laid to lawn with well stocked shrub, tree and heather borders. The enclosed rear garden has timber shed and is laid out for ease of maintenance with lawn, borders, centre feature, mature shrubs and trees.



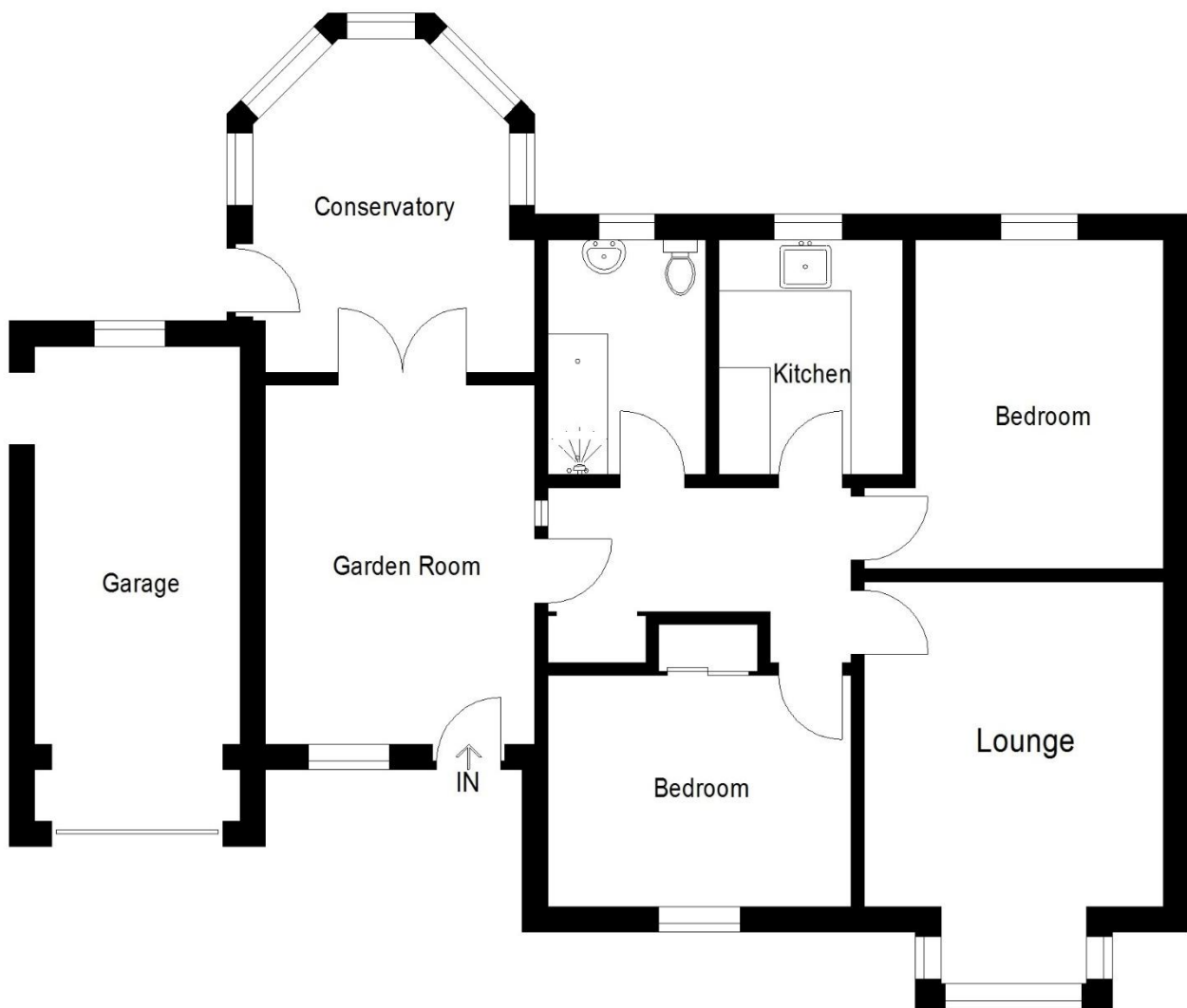


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*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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