

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



9 Strathmore Gardens, Newtyle PH12 8AF

- **Modern Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Cloaks/WC**
- **3 Bedrooms**
- **Family Bathroom**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Driveway Parking**
- **Gardens to Front & Rear**
- **EPC B**

Fixed Price £229,950

This well presented modern detached villa is situated within a cul de sac in the popular village of Newtyle. Newtyle has local shop and primary school and is within convenient distance of Dundee city, Coupar Angus, Blairgowrie and Forfar where a full range of social, leisure and consumer facilities can be found.

The property was constructed circa 2021 by Ogilvie Homes and offers spacious and well-proportioned accommodation throughout. In good decorative order the subjects benefit from gas fired central heating with combi boiler, UPVC double glazing, hardwood flooring in public areas, modern dining sized kitchen, downstairs cloak/WC, modern bathroom with shower, three double bedrooms and solar panels.

Monoblock driveway to side for several vehicles and garden to front, fully enclosed rear garden with timber shed.

This is an excellent opportunity to obtain a spacious modern home in a pleasant village location and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door. Frosted double glazed side panel to front. Cloak cupboard.

Lounge: Approx. 3.92m x 4.7m. Spacious public room. Double glazed window to front. Under stair storage cupboard.



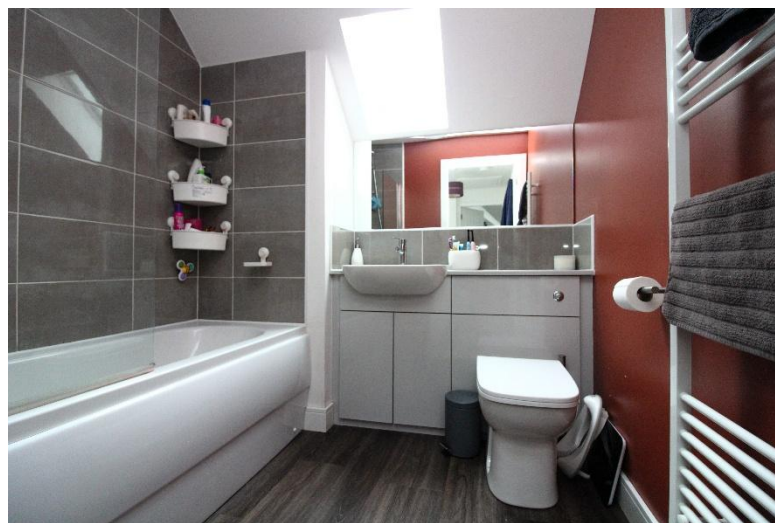
Kitchen/Dining: Approx. 3.3m x 4m. Fitted with modern floor, wall and drawer units. Integral oven, gas hob, extractor hood, and dishwasher. Stainless steel splash back. Plumbed for washing machine. One and half sink and drainer with mixer tap. Space for table and chairs. Double glazed window to rear. Cupboard housing central heating combi boiler and solar panel controls. Double glazed exterior door to rear garden.

Cloaks/WC: Approx. 1.55m x 1.82m. Two piece white suite comprising WC and wash hand basin. Part tiled. Built in shelving and hanging rail. Extractor fan. Double glazed frosted window to side.



**Upper Floor
Accommodation:**

Upper floor landing has double glazed window to side with natural light. Hatch to loft space. Shelved storage cupboard.



Bathroom:

Approx. 2.25. x 2.12m. Three piece white suite comprising WC and wash hand basin in fitted units. Bath. Shower over bath with shower screen. Part tiled. Chrome ladder style towel rail. Double glazed Velux window. Extractor fan

Bedroom 1:

Approx. 3.73m x 3.26m. Spacious double bedroom. Double glazed window to rear enjoying open outlook.



Bedroom 2:

Approx. 3.48m x 3.23m Spacious double bedroom. Double glazed window to front. Double mirror fronted wardrobe.

Bedroom 3:

Approx. 3.4m X 2.37m at widest points. Another double bedroom. Double glazed window to front. Fitted wardrobe.

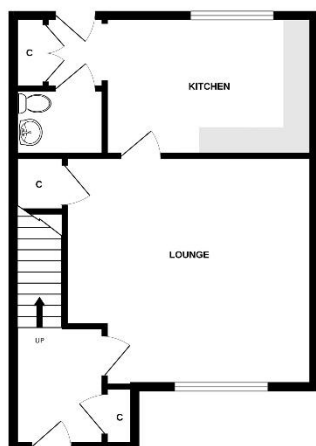


Outside:

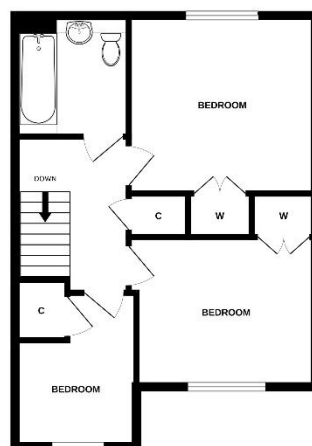
Monoblock drive to side provides ample parking for more than one vehicle. The front garden is laid to lawn with hedging. The rear garden is fully enclosed and laid to lawn with gravel chips and bounded by timber fencing with gate access to rear, to the old railway line for country walks. Large timber shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission. The plans do not constitute a contract and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency over time.
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