

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**25 North Street, Newtyle, PH12 8TU**

- **End Terraced Dwelling House**
- **Hallway**
- **Lounge**
- **Kitchen/Dining/Family room**
- **Ground Floor Shower Room**
- **2 Bedrooms & En Suite Bathroom**
- **2 Attic Rooms**
- **Oil Central Heating & Double Glazing, EPC E**
- **Driveway Parking**
- **Large Gardens & 2 Timber Sheds & Woodstore**

**Offers over £225,000**

This beautifully presented three storey end terraced dwellinghouse is situated in the popular village of Newtyle which has local Primary School, shop and Post Office. Dundee City, Coupar Angus, Blairgowrie and Forfar are all within comfortable driving distance.

The property offers spacious accommodation over three floors and has been modernised and upgraded by the present owners. The subjects benefit from UPVC double glazing with replacement doors, oil fired central heating, spacious lounge with wood burning stove, ground floor shower room, modern fitted dining size kitchen/family room and en-suite bathroom.

Externally there is a gravel chip driveway to front providing ample parking for a number of vehicles. The rear garden is enclosed and laid out in gravel chips, lawn and patio with two timber sheds.

This property must be viewed internally to fully appreciate the spacious modern nature and traditional character.

**Entrance Hallway:** Double glazed UPVC exterior door.

**Rear Hallway:** Double glazed UPVC exterior door and double glazed window providing natural light. Utility cupboard with plumbing for washing machine.

**Lounge:** Approx. 4.5m x 5.5m. Excellent size public room having two double glazed windows with display shelves to front and further two double glazed windows enjoying outlook over the rear garden, again with display shelves. Wood burning stove with feature stone fire surround and hearth. Display plinth. Staircase to upper floor accommodation and two doors leading to hallway.





**Shower Room:**

Approx. 1.43m x 2.15m. Three piece modern white suite comprising WC, wash hand basin and shower cubicle. Full wet wall. Low maintenance ceiling with downlighters. Double glazed frosted window to rear.



**Bedroom 1:**

Approx. 3m x 2.43m. Well proportioned room at ground floor level having double glazed window to front.



**First Floor Landing:**

Balustrade. Open plan to kitchen/dining/family room.

**Kitchen/Dining/  
Family Room:**

Approx. 5.6m x 3.38m. Two double glazed windows to front and further double glazed windows to rear. Fitted with a range of modern floor, wall and drawer units. Integral oven, hob, extractor, fridge and freezer and dishwasher. Centre dining island with fitted units below. Double glazed bay window overlooking rear garden. Cupboard housing central heating boiler.





**Bedroom 2:**

Approx. 3.77m x 3.3m. Spacious double bedroom with two double glazed windows to front. Double fitted wardrobes.



**En-suite Bathroom:**

Approx. 2.27m x 3.43m. Modern three piece white suite comprising WC, wash hand basin with storage below, 'P' shaped bath with shower above and shower screen. Recess display alcove. Double glazed frosted window to rear. Extractor.



**Attic Landing:**

Double glazed velux window.

**Attic Room 1:**

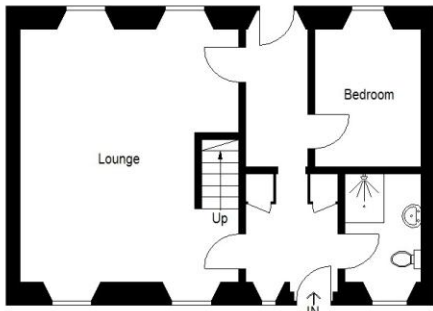
Approx. 2.7m x 4.4m. Spacious attic room with double glazed bay window to rear enjoying rooftop views over the village and towards Kinpurnie Hill. Storage cupboard.



**Attic Room 2:**

Approx. 3m x 4.5m. Another well proportioned room with double glazed bay window to rear again enjoying views.

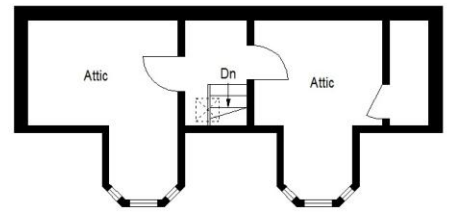




Ground Floor



First Floor



Attic

Illustration For Identification Purposes Only. Not To Scale (ID:1171172 / Ref:90052)

**Outside:**

**Front Garden:**

Gravel chip driveway to front providing ample parking for a number of vehicles.

The rear garden is enclosed and laid out in gravel chips, lawn and patio with two timber sheds and woodstore..





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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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