



**2 THRUMS GARDENS, KIRRIEMUIR, DD8 5DU
OFFERS OVER £95,000**



HOME REPORT VALUATION £95,000

EPC RATING C



This spacious two bedroom mid terraced dwellinghouse is located in the quiet and popular South Muir area of Kirriemuir providing comfortable and spacious accommodation on two levels. Kirriemuir boasts a range of facilities including nearby schools (Webster's High School and South Muir Primary School), shops, recreational facilities and further services at surrounding Angus towns and has easy commuting links to Dundee and Aberdeen. Known as the Gateway to the Glens it is ideally situated to provide easy access to all outdoor activities available in Angus. The subjects benefit from double glazing and gas central heating.

The property opens to a vestibule which has a cupboard housing the boiler and leads on to the hallway which has laminate flooring, radiator, timber and glazed doors and stairs to first floor accommodation. The lounge is fitted with a carpet and glazed door to the rear with large window and radiator. The kitchen benefits from wall and base units, integrated gas hob and electric oven with tiled splashback and extractor hood, stainless steel sink and large front facing window. Radiator. There is also space for white goods and dining. Large cupboard under stairs.

The staircase leads to the first floor accommodation which comprises the two bedrooms and bathroom. Access to the roof space is from the front bedroom. The main bedroom is generously sized with two rear facing windows with scenic views towards the countryside in the distance, carpet, radiator and two double wardrobes. The second bedroom has front facing window, carpet, cupboard with shelves and walk in wardrobe with shelves. There is access to the roof space from this room which space has been floored and lined and has ample storage facilities.

The bathroom is fitted with a white 3-piece suite with shower head, frosted window and radiator. There is tiling around the bath and a tiled floor.

The front garden is low maintenance and laid in stone chips incorporating a paving slab and block paving footpath. To the rear again the garden is low maintenance laid in stone chips, incorporating a paving slab patio area. From the rear garden there is a gate to a communal access pathway. Ample parking bays are available within the car parking areas off Prosen Road.

Viewing is highly recommended to fully appreciate this property.



We warrant that the floor plan is a true and accurate representation of the property as shown and that the measurements are correct to the best of our knowledge. This plan is for illustrative purposes only and should not be used as a basis for any production purposes. The services, systems and equipment are not shown and are to be determined by the client. We warrant that the floor plan is a true and accurate representation of the property as shown and that the measurements are correct to the best of our knowledge.



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