



lindsays

1 Wilkies Land,
Kirriemuir, DD8 4HJ

"lovely semi-detached bungalow in central location of Kirriemuir".

- Hallway
- Kitchen
- Lounge
- 2 Double Bedrooms
- Shower Room
- Attic
- Driveway
- Gardens

EPC Rating C

OFFERS OVER £165,000



Description

Lindsays are delighted to offer to the market this lovely semi-detached bungalow situated in a central area of the popular town of Kirriemuir, ideally located for ease of access to many local amenities and access to the A90 for commuting both north and south. The property is in move in condition throughout and benefits from gas central heating and double glazing. Included in the sale are all floor coverings, light fittings and blinds where fitted along with the white goods.

The property all on one level has been decorated to high standard and comprises: Hallway, modern fitted kitchen, bright and spacious lounge benefiting from a beautiful log burning stove and space for dining. A contemporary primary double bedroom with built in storage along with a further double bedroom with excellent storage and a shower room with chrome towel rail. The attic has been fully floored and comes with lighting and electrical sockets making it a useful additional space.

Outside, the driveway leads to off-street parking for the property and comes with a surprisingly large garden, mainly laid in chip stone and the lawn and comes with a shed and two useful outbuildings.

This property would make a lovely home for a first time buyer or downsizer and viewing recommended to appreciate the quality of property on offer.

Area:

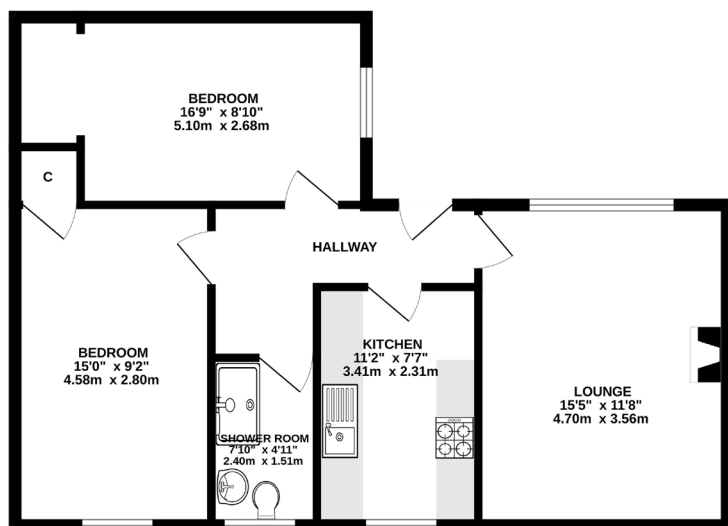
Situated in the very heart of Angus, the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services; however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

Viewing:

By appointment through Lindsays on dundeeproperty@lindsays.co.uk or 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.