

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



9 Hillbank Terrace, Kirriemuir DD8 4HR

- **Detached Bungalow in Large South Facing Plot**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Cloaks/WC**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Parking Courtyard & Driveway**
- **Mature Gardens**

Offers over £225,000

This detached bungalow is nestled in an individual plot with south facing views over the mature gardens and over the town towards Strathmore. The town centre, Northmuir Primary School, dental surgery and all local amenities are within convenient walking distance. Kirriemuir offers a broad cross section of amenities and provides convenient access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south. Also known as the 'Gateway to the Glens', Kirriemuir leads to some of the most scenic countryside in the north east of Scotland.

The property offers spacious and well-proportioned accommodation all at ground floor level, and benefits from UPVC double glazing with replacement doors, gas fired central heating with combi boiler, three well-proportioned bedrooms and modern bathroom.

Occupying a generous size plot, there are south facing gardens, and mature gardens to front side and rear with driveway parking for a number of vehicles.

This is a rare opportunity to obtain a bungalow of this style and location and viewing is highly recommended.

Entrance Vestibule: Double glazed UPVC exterior door and side panel. Glazed door into hallway.

Hallway: Hatch to loft storage space. Two useful storage cupboards.

Lounge: Approx. 6.3m x 3.75m Spacious public room. Double glazed south facing window enjoying views over the garden ground and rooftop views towards Strathmore.



Dining Room:

Approx. 3.8m x 2.4m. Spacious public room. Double glazed window to rear.



Kitchen:

Approx. 3.3m x 2.67m. Fitted with a range of floor, wall and drawer units. Integral double oven, hob and extractor hood. Plumbed for washing machine. Space for further appliances. Tiled to splashback. One and half sink and drainer. Double glazed window to rear. Useful shelved storage cupboard.

Rear Vestibule:

Cupboard housing central heating combi boiler and fuse box.

Cloaks/WC:

Approx. 2.22m x 1m. Two piece white suite comprising WC and wash hand basin. Double glazed frosted window to side.



Bathroom:

Approx. 2.76m x 1.71m. Three piece white suite comprising WC, wash hand basin and bath. Part tiled. Shower over bath with shower screen. Chrome ladder style towel rail. Double glazed frosted window.

Bedroom 1:

Approx. 3.77m x 3.17m. Double bedroom. Double glazed south facing window enjoying views. Double fitted wardrobe.



Bedroom 2:

Approx. 2.77m x 3.14m. Another spacious double bedroom. Double glazed windows to rear. Two double fitted wardrobes.



Bedroom 3:

Approx. 3.2m x 2.6m. Another well proportioned room. Double glazed window to side.



Outside:

The property occupies a generous size plot with a large driveway courtyard providing ample space for a number of vehicles. Large south facing front garden is laid mainly to lawn with a range of mature trees, hedging and shrub borders with Shed. The side garden is laide out in patio with greenhouse. Steps leading to Hillbank terrace. The rear garden has raised shrub borders and screened by mature hedging.



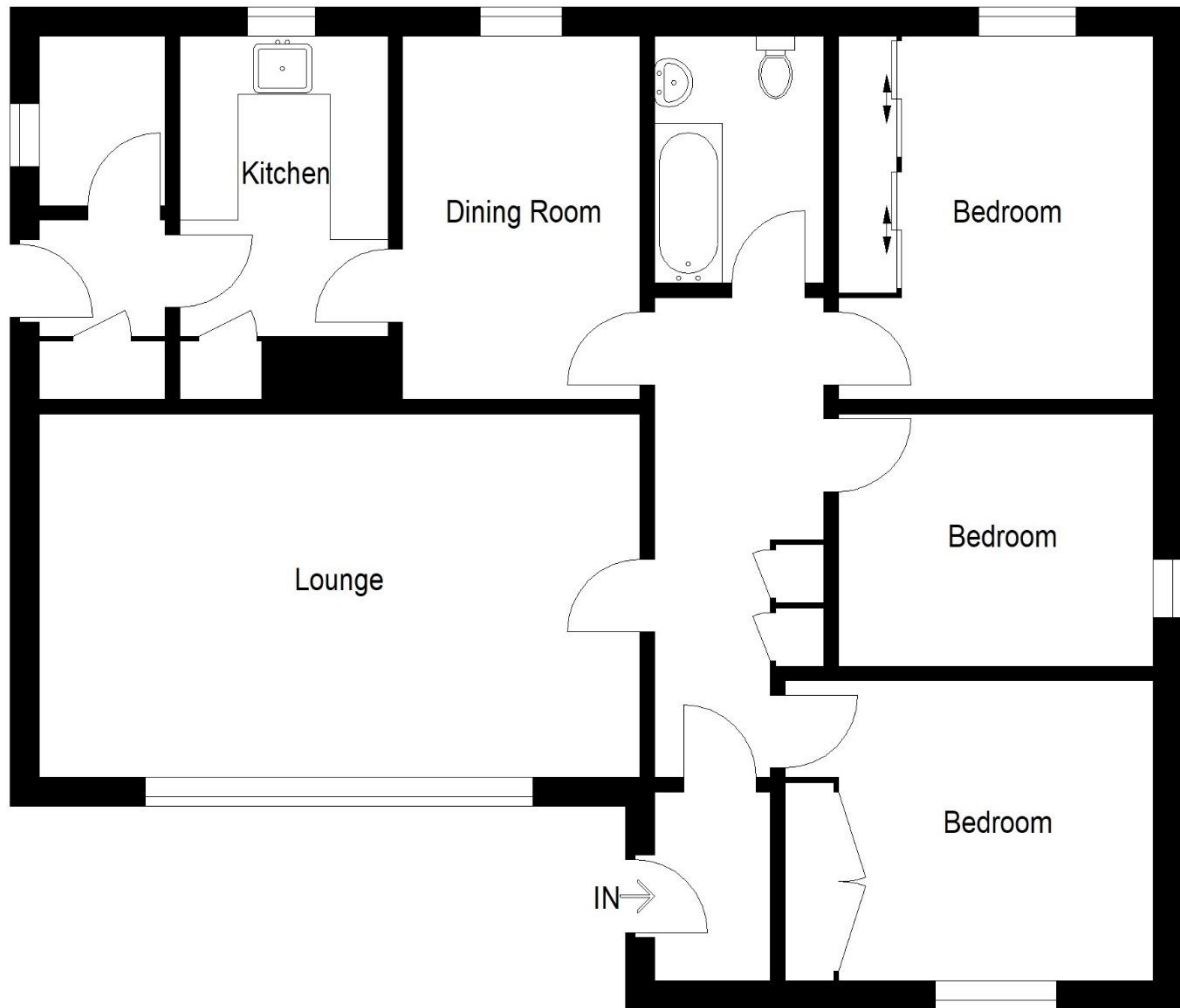


Illustration For Identification Purposes Only. Not To Scale (ID:1179372 / Ref:90192)



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com