



**12 Grampian Crescent, Northmuir,
Kirriemuir, DD8 4TW
Offers Over £148,000**

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours

07738112397

Chamber Practice 



The Chamber Practice are delighted to bring to market this immaculate one bed semi-detached bungalow situated in the popular Northmuir area with local amenities including convenience stores, public transport links and outdoor pursuits. Many further amenities can be found within Kirriemuir and nearby Forfar and the A90 arterial route is a short drive away.

Upgraded and maintained to a high standard by the current owners this particular property offers style and comfort on one level. Accommodation comprises entrance hallway with connecting doors to all rooms and hatch to attic; bright and cosy lounge with window overlooking front garden; beautifully appointed kitchen/diner fitted with a range of high gloss base and wall mounted units with contrasting worktops and splashbacks, integrated gas hob, electric oven and fridge, clearly defined dining area and external door to rear garden; stylish shower room with fitted toilet/vanity/storage units and large shower cubicle housing mains fed shower, attractive wet-wall panelling and heated towel rail; and double bedroom with built in wardrobes. Externally there are fully enclosed, easily maintained gardens to front and rear with summerhouse and garden shed and tarmac driveway to the side leading to large timber garage, providing off street parking facilities for several vehicles.

This ready to live in bungalow will appeal to downsizers and first time buyers alike and early viewing is highly recommended to avoid disappointment.

- **Sought After Location**
- **Local Amenities**
- **Lounge**
- **Dining Kitchen**
- **Shower Room**
- **Double Bedroom**
- **DG & GCH**
- **Private Gardens**
- **Driveway**
- **Large Timber Garage**
- **Absolute Move In Condition**
- **Ideal Starter Home**
- **Great Downsize Property**



Chamber Practice 

Kirriemuir, or 'Kirrie' as it is often referred to, is the gateway to the glens of Angus, where Munro baggers have 10 to tick off on their list.

Appropriately, the family estate of Sir Hugh Munro is nearby. It was, of course, Sir Hugh who is recalled by anyone working their way through the full range of mountain tops over 3000 feet.

The Angus town's winding streets and subtle red sandstone properties would have been familiar to J M Barrie, whose childhood home is now a Museum to the Peter Pan author, with the 17th Century former Town House also a Museum.

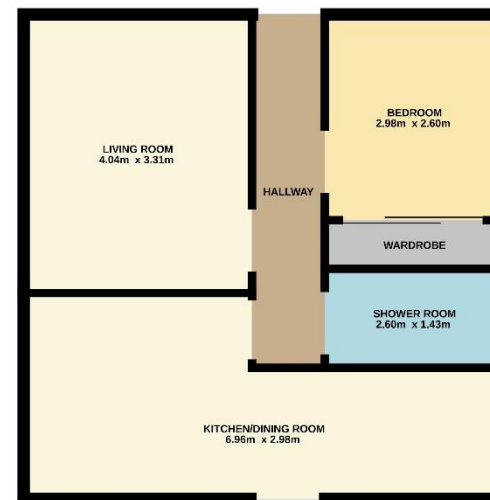
Another one-time resident, Bon Scott, lead singer with Aussie rock band ACDC is remembered fondly with a statue encouraging 'selfies' for fans drawn from all over the world.

Homebuyers, however, are more likely to be attracted by a range of modern day facilities, with Webster's High School, the secondary for 'Kirrie' and the surrounding area. The proximity to the A90 dual carriageway also makes this Angus town popular with commuters.





GROUND FLOOR
48.8 sq.m. approx.



TOTAL FLOOR AREA: 48.8 sq.m. approx.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances, summer house and garden shed. Some items of furniture may be negotiated separately.

