

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## **1 Netherton Gardens, Westmuir, Kirriemuir DD8 5LE**

- **Detached Bungalow**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Gas Central Heating**
- **Double Glazing & UPVC Eaves, EPC C**
- **Driveway Parking**
- **Gardens to Front & Rear, Shed**

**FIXED PRICE £160,000 ( HR Value 165K)**



**This detached bungalow is situated in a cul de sac in a popular residential location on the outskirts of Kirriemuir where a full range of social, leisure and consumer facilities can be found including shops, and both primary and secondary schooling. Westmuir has a post office and shop and a Community Hall which hosts a range of events. Woodland walk close by.**

**The property offers spacious and well-proportioned accommodation all at ground floor level, and benefits from UPVC double glazing, gas fired central heating with combi boiler, modern bathroom with shower, fitted kitchen with integral oven, hob and extractor hood, and UPVC eaves.**

**Externally there is driveway parking for a number of vehicles, and garden to front, patio and lawn to rear, and shed**

**This is an excellent opportunity to obtain a spacious bungalow within a pleasant village location, and viewing is highly recommended.**

**Entrance Hallway:** Exterior door. Useful cloak cupboard.

**Lounge:** Approx. 5.87m x 3.36m. Bright and spacious south facing room. Double glazed window to front. Large walk cupboard with power currently housing the freezer. Hatch to loft space.





**Kitchen:**

Approx. 2.97m x 2.72m. Fitted with a range of floor, wall and drawer units. Integral oven, hob and extractor hood. Ample space for further appliances. Plumbed for washing machine and slimline dishwasher. Heated towel rail. One and half sink and drainer with mixer tap. Double glazed window to front. Wall mounted central heating Worcester combi boiler.

**Bedroom 1:**

Approx. 3.12m x 3.12m. Double bedroom. Double glazed window looking to rear. Double fitted wardrobes.





**Bathroom:**

Approx. 2.12m x 1.92m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Chrome ladder style towel rail. Double glazed frosted window to side.

**Bedroom 2:**

Approx. 3m x 2.56m. Another double bedroom. Double glazed window to side. Fitted wardrobe.

**Outside:**

Driveway to side provides ample parking for multiple vehicles. The front garden is laid to lawn with shrubs. The rear garden has raised lawn, patio area and shed.



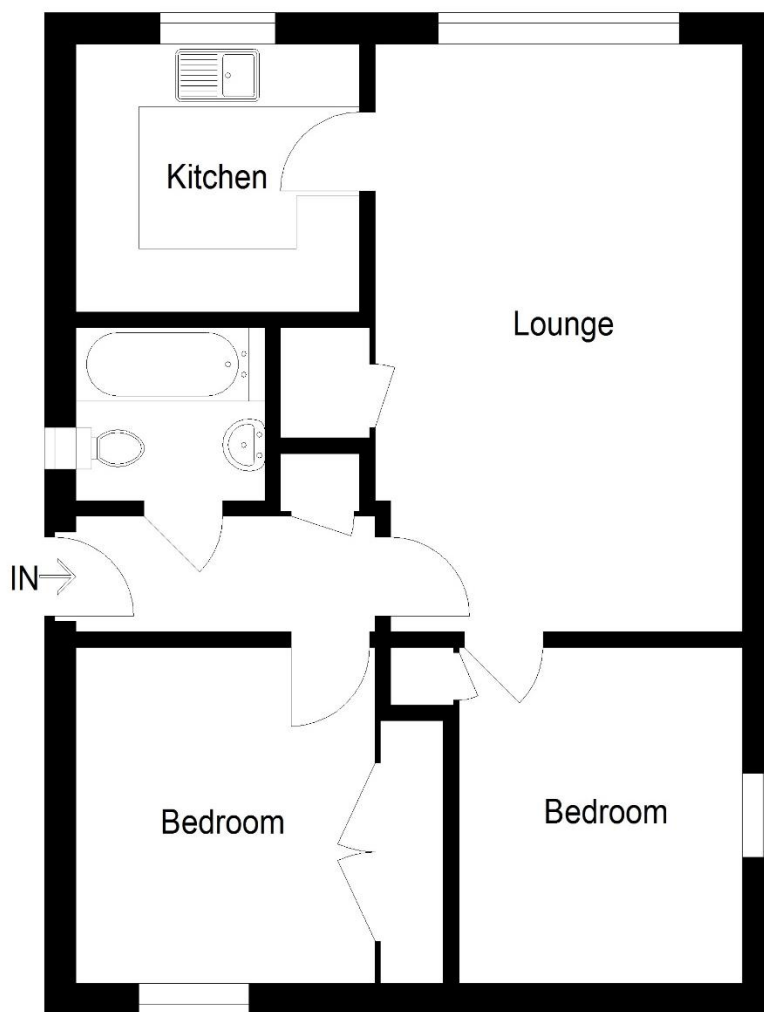


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Not To Scale (ID:1186251 / Ref:90316)



*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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