

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



3 Kinpurnie Gardens, Newtyle, PH12 8UY

- **Detached Bungalow in Cul de Sac**
- **Hallway**
- **Lounge & Dining Room**
- **Kitchen Dining & Utility**
- **Cloaks/WC**
- **Family Bathroom**
- **3 Double Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking & Detached Garage**
- **Beautifully Landscaped Gardens**

Offers over £265,000

This well presented detached bungalow is situated within a cul-de-sac of similar styled homes in sought after village of Newtyle. Newtyle is within comfortable driving distance of Dundee Centre and commuting distance to Perth, Blairgowrie and Forfar. Nearby amenities include local shop and Newtyle Primary School.

The property offers spacious and well proportioned accommodation all at ground floor level and has been well maintained by the present owners. The subjects are in good decorative order and benefit from gas fired central heating, double glazing, dining size kitchen with separate utility room, cloaks/WC, modern bathroom with shower and en-suite shower room to the main bedroom.

There is driveway parking to side with ample space for multiple vehicles and leading to the detached garage which has power, light and courtesy door. The garden to front is laid to lawn and the fully enclosed rear garden is beautifully landscaped with well stocked shrub and herbaceous borders and mature trees and raised decking.

This is an excellent opportunity to obtain a quality bungalow in a desirable village location and viewing is highly recommended.

Accommodation Comprises:

Entrance Hallway:

Double glazed stained and leaded glass exterior door with side panels. Hatch to loft space with pull down ladder. Shelves storage cupboard.

Lounge:

Approx. 5.76m (measured into bay window at widest point) x 4.6m. Bright and spacious public room with double glazed bay window to front and further double glazed window to side. Views towards Kinpurnie Hill. Feature plaster fireplace with marble inset and hearth and electric flame effect fire.





Dining Room:

Approx. 3.36m x 3.23m. Another well proportioned public room with double glazed window to side.



Kitchen/Dining Room:

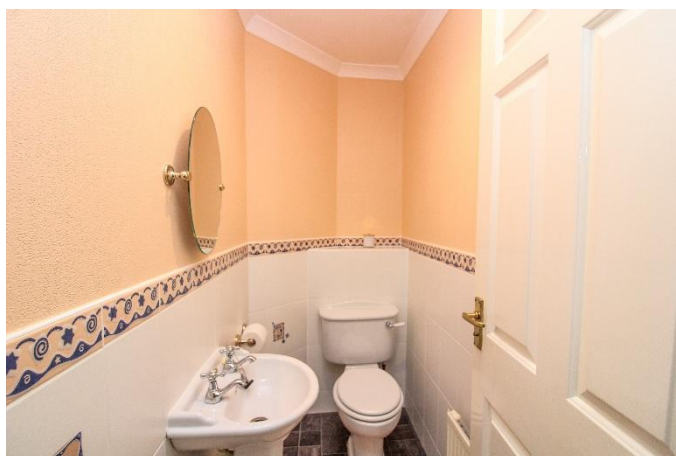
Approx. 5m x 3.26m. Fitted with a range of floor, wall and drawer units with tiling to splashback. Integral double oven, gas hob, extractor hood, fridge/freezer and dishwasher, one and a half stainless steel sink and drainer with mixer tap. Double glazed window to rear. Space for table and chairs.





Utility Room:

Approx. 1.87m x 1.8m. Fitted with base level storage units. Plumbed for washing machine and space for further appliances. Stainless steel sink and drainer with mixer tap. Double glazed exterior door and window to side. Extractor. Large storage cupboard with light and also housing the central heating boiler.



Cloaks/WC:

Approx. 2.3m x 1m. Two piece white suite comprising WC and wash hand basin. Tiling to dado height. Extractor fan.

Bedroom 1:

Approx. 3.36m x 3.5m. Spacious double bedroom with double glazed window to front. Double fitted wardrobes.



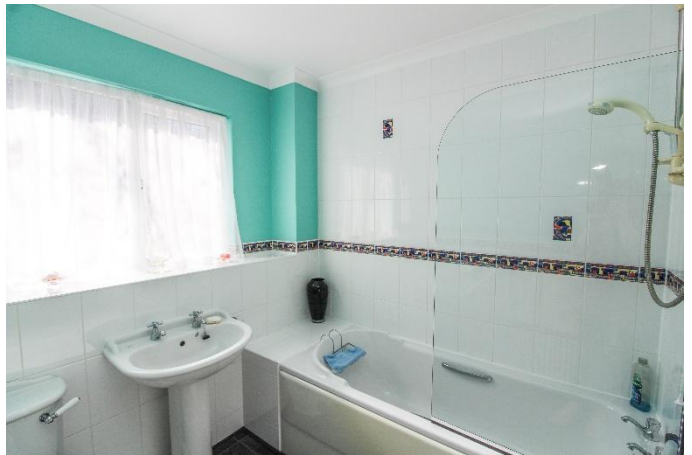


En Suite Shower Room:

Approx. 1.6m x 1.77m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Fully tiled. Double glazed frosted window to front.

Bathroom:

Approx. 2.45m x 2.3m. Three piece white suite comprising WC, wash hand basin and bath, shower over bath with shower screen. Double glazed frosted window to rear. Extractor fan.



Bedroom 2:

Approx. 3.38m x 3.3m. Double bedroom with double glazed window to rear. Double fitted wardrobes.



Bedroom 3:

Approx. 3.4m x 3.22m. Double bedroom with double glazed window to rear. Double fitted wardrobes.

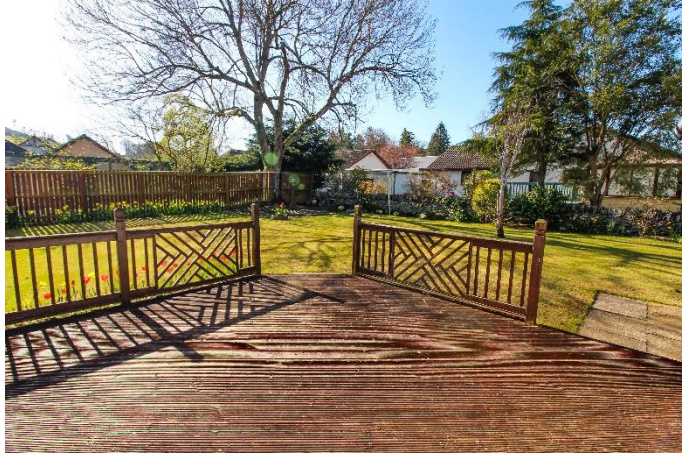
**Outside:**

Front garden is laid to lawn with paved pathways and gravel chips.

Driveway parking to side leads to the detached garage which has power and light.

The enclosed rear garden is beautifully landscaped and laid out in lawn with raised decking with balustrade. Bounded by timber fencing and dry stone dyke. Patio area. Mature shrubs and trees. External water supply.





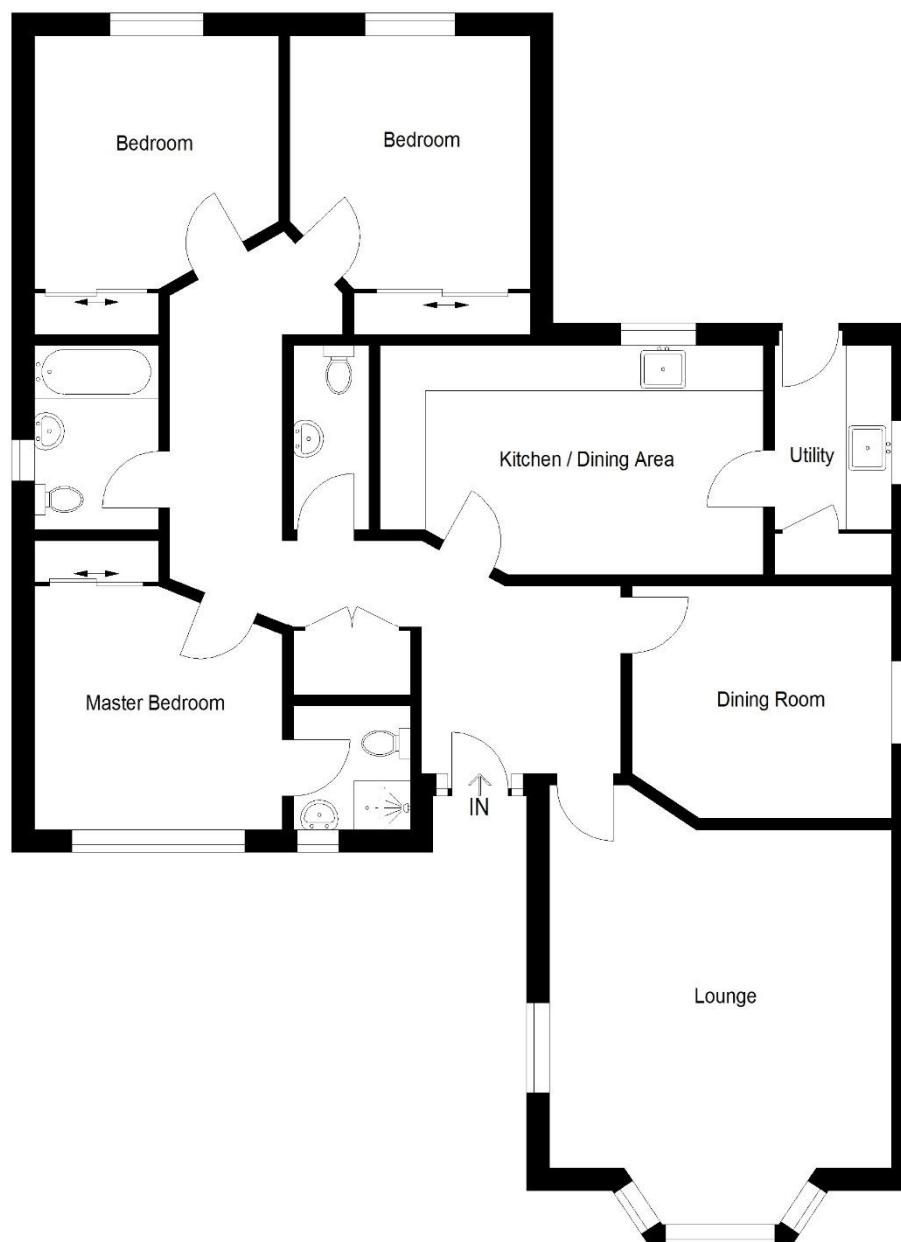


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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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