



lindsays

67 Slade Gardens,
Kirriemuir, DD8 5AG

"Spacious two bedroom villa with lots of potential in quiet cul-de-sac".

- Hallway
- Kitchen
- Utility
- Lounge
- Bathroom
- 2 Double Bedrooms
- Gardens

EPC Rating: E

OFFERS OVER: £110,000



Description

Lindsays are delighted to offer to the market this spacious two bedroom villa with lots of potential in a quiet cul-de-sac within a popular area of Kirriemuir. Slade Gardens is ideally located with ease of access to local amenities such as schools, shops and public transport as well as both The Den and Martin Park close by. The property benefits from a warm air heating system and double glazing. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

The property is split over two levels and the ground floor comprises: hallway with excellent adaptable storage, fitted kitchen with ample counter, cupboard and dining space, utility room that leads to outside as well as a useful store. The lounge is a bright and spacious room and finishing off the downstairs is the family bathroom. Upstairs are two very generously sized double bedrooms both boasting excellent storage.

Outside, to the front of the property is an easily maintained chipstone garden area with a patio area to the rear of the property. Parking can be found directly outside the property.

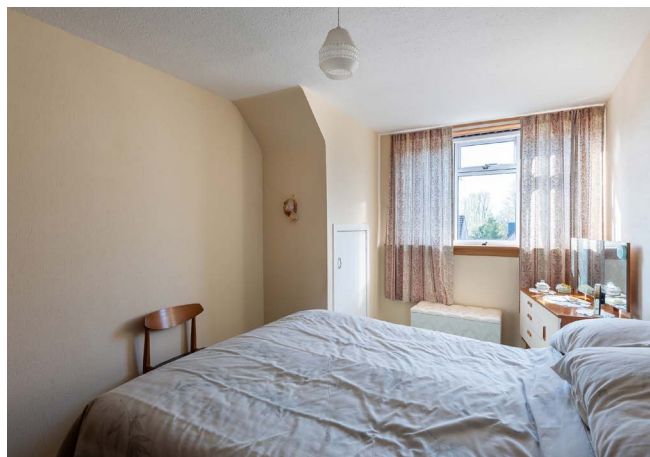
This property would be suited to a variety of purchasers and early viewing is highly recommended.

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.

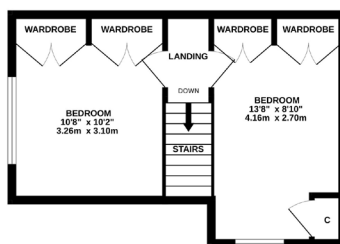
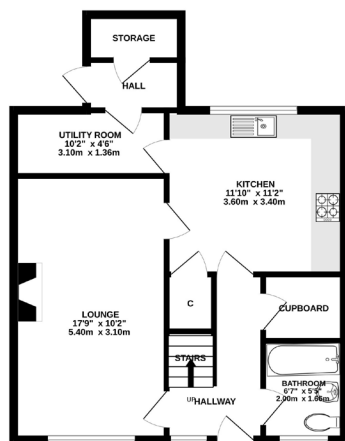
Viewing:

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metaplan (2020)

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.