

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



59 Cortachy Crescent, Northmuir, Kirriemuir. DD8 4TP

- **Detached Family Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Dining/Sitting Room**
- **Kitchen Dining**
- **Cloaks/WC**
- **4 Double Bedrooms & En Suite**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway & Integral Garage**
- **Landscaped Gardens**

Offers over £255,000 (Home Report Value 265K)

This beautifully presented detached family villa is situated in the Northmuir district of Kirriemuir and is within walking distance of Northmuir Primary School, golf course, town centre, dental surgery and all local amenities. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and is in good decorative order throughout. The subjects benefit from recently installed gas central heating boiler, double glazing, patio doors, dining size kitchen with integral double oven, hob and extractor hood, downstairs cloak/WC, en suite shower room and family bathroom. Recently fitted insulated quality carpets and blinds.

There is driveway parking to front and integral garage with power and light. The gardens to front and rear are beautifully landscaped in areas of lawn, mature borders, decking and patio area.

This is an ideal opportunity to obtain a family home of this style and location and viewing is highly recommended.

Entrance Vestibule: Double glazed stained and leaded coloured glazed exterior door. Tiled floor. Split pane bevel glass door into hallway.

Hallway: Staircase to upper floor accommodation. Tiled floor. Useful cloak cupboard.

Lounge: Approx. 5.45m x 3.65m. Bright and spacious public room with double glazed bay window looking to front. Feature fire surround with marble inset and hearth. Living flame gas fire.



Dining Room/Sitting Room:

Approx. 3.52m x 3.35m. Another spacious public room currently used as a sitting room. Recently fitted double glazed patio doors leading to the rear garden.



Kitchen:

Approx. 4.83m x 2.98m. Fitted with a range of floor, wall and drawer units with gas hob, extractor hood and double oven. Fitted breakfast bar/dining table. Plumbed for washing machine and dishwasher. Tiling to splash back. One and a half polycarbonate sink and drainer with mixer tap. Cupboard housing recently installed gas central heating boiler (2023). Double glazed exterior door and double glazed window to rear.



Cloaks/WC:

Approx. 1.65m x 1.22m. Recently installed two piece white suite comprising WC and wash hand basin. Double glazed frosted window to side. Useful under stair storage cupboard also housing fuse box.

**Upper Floor Accommodation:****Upper Floor Landing:**

Double glazed window to side. Hatch to loft space. Cupboard housing the hot water cylinder.

Bedroom 1:

Approx. 4m x 3.66m. Spacious double bedroom. Double glazed window to front with rooftop views towards the Glens. Range of fitted wardrobes.

**En Suite Shower Room:**

Approx. 2.33m x 1.2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Extractor fan. Double glazed frosted window to side.

Bedroom 2:

Approx. 2.95m x 3.12m. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 2.75m x 3.4m. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobe.



Bedroom 4:

Approx. 3.65m x 2.4m. Double bedroom. Double glazed window to front again enjoying views towards the Glens.



Bathroom:

Approx. 1.86m x 2m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Double glazed frosted window to rear. Extractor fan.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:964075 / Ref:84730)

Outside:

Driveway parking to front for several vehicles leading to the integral garage with power and light.

Front garden is laid to lawn with shrub borders.

Rear garden is beautifully landscaped and fully enclosed with patio area, decking, lawn, shed and mature shrub and herbaceous borders.



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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