

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



9 Sunnyside, Kirriemuir DD8 5DR

- End Terraced Dwelling House
- Reception Hallway
- Lounge
- Family Room
- Kitchen Dining
- Cloaks/WC
- 3 Bedrooms
- Family Bathroom
- Gas Central Heating , Double Glazing & Solar Panels, EPC D
- Driveway & Double Garage
- Enclosed Mature Gardens

Offers over £225,000

This red sandstone extended corner terraced family villa is situated in a popular residential location, only a short walk from the town centre and all local amenities including Southmuir Primary School, local shop and Websters High School. 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 benefits from gas fired central heating, double glazing, solar panels, downstairs cloaks/WC, bathroom on the upper floor, and three well-proportioned bedrooms. In addition there is a large floored attic.

There is driveway parking and double garage. The front and rear gardens are all fully enclosed and are south and west facing, enjoying the sun most of the day.

This is an excellent opportunity to obtain an individual home of character in a desirable residential location, and viewing is highly recommended.

Reception Hallway:

Bright and spacious hallway. Double glazed UPVC door and side panel to front. Staircase to upper floor accommodation. Under stair recess.

Lounge:

Approx. 6.5m x 4.3m at widest. Spacious public room. Double glazed window to rear. Double glazed UPVC door to front. Raised tiled plinth with log store display area and multi fuel burning stove in natural stone surround. Further double glazed window to side.



Cloaks/WC:

Approx. 2.55m x 1.3m. Two piece white suite comprising WC, and wash hand basin. Double glazed frosted window to rear.

**Family Room:**

Approx. 4.95m x 5.5m. Another spacious public room. Double glazed patio doors to front, and further double glazed window to side with display plinth. Open area to kitchen/dining.

**Kitchen/Dining:**

Approx. 5.3m x 4m at widest. Fitted with a range of floor, wall and drawer units. Tiling to splash back. Gas cooker connection. Extractor hood. Granite work surfaces. Stainless steel sink and drainer. Ample space for further appliances. Space for table and chairs. Double glazed window and exterior door to side. Large walk in larder cupboard with radiator power and light.





**Upper Floor
Accommodation:**

Staircase has mid floor landing. Double glazed window to rear.



Upper Landing:

Bright and spacious. Can be utilised as a study area if required. Double glazed Velux window to front with rooftop views towards the surrounding countryside.

Bathroom:

Approx. 3.75m x 3m at widest. Fitted with modern three piece white suite comprising WC, wash hand basin in fitted units. Bath. Shower over bath with shower screen and wet wall panelling. Expelair extractor fan. Double glazed frosted window to front. Further roof window. Cupboard into large floored and partially carpeted attic.

**Bedroom 1:**

Approx. 4.42m x 3.9m at widest points. Spacious double bedroom. Double glazed windows to front and side enjoying outstanding rooftop views over the town towards the Strathmore Sidlaw Range.

**Bedroom 2:**

Approx. 3.4m x 2.72m. Spacious room. Double glazed window to rear.



Bedroom 3:

Approx. 2.72m x 2.4m. Another well proportioned room. Double glazed window to rear.

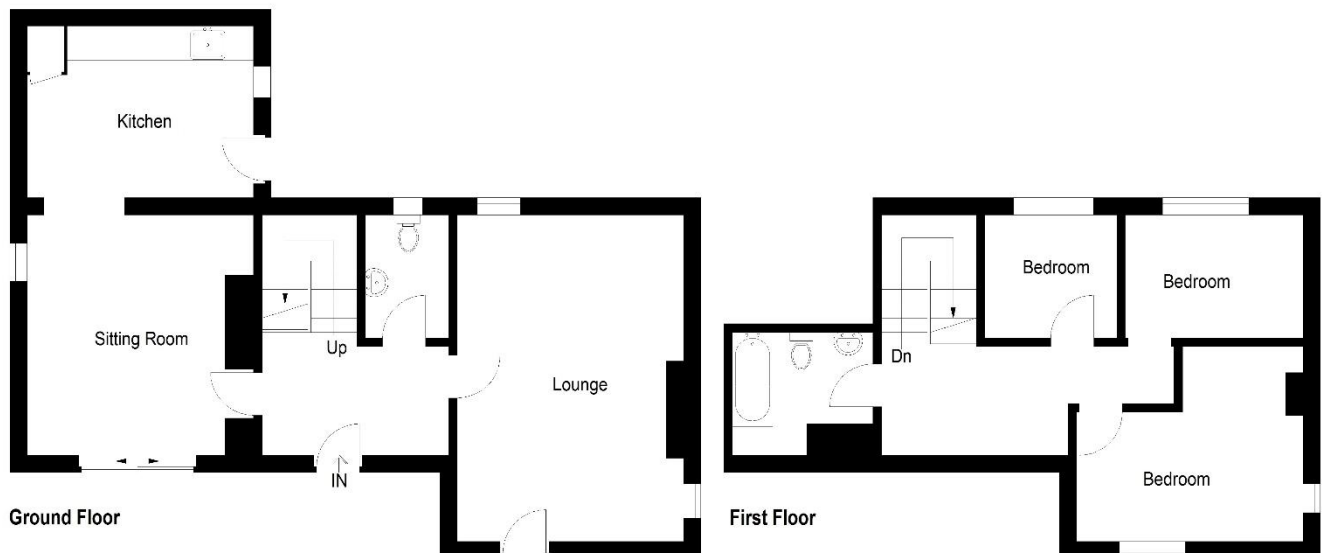


Illustration For Identification Purposes Only. Not To Scale (ID1197711 / Ref: 90500)

Outside:

There is driveway parking leading to the double garage providing ample off street parking. The fully enclosed front garden is screened by mature shrubs and trees and laid to lawn with patio area. The rear garden is enclosed with sun trap patio area. Raised borders, lawn and south facing.





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