

**For Sale**

# Wilkie & Dundas



**5 WILLIAM STREET  
KIRRIEMUIR, DD8 4ED**

**LOUNGE  
KITCHEN  
3 BEDROOMS  
SHOWER ROOM  
DOUBLE GLAZING  
ELECTRIC HEATING  
ENCLOSED GARDEN  
EPC BAND E  
OFFERS OVER £115,000.00**

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This semi-detached stone built dwellinghouse is centrally located in Kirriemuir but set back from the street. Town centre amenities are within easy walking distance as are primary and secondary schools.

Single car parking is available on the north side of the property in William Street which is a private road. In addition the property overlooks a large public car park to the front.

There is an enclosed south facing garden to the front of the property.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Accessed by part glazed front door.

Fitted carpet. Radiator. Electricity controls. Stair leads to upper floor.

#### **LOUNGE 5.1m x 2.89m**

Fitted carpet. Radiator. Fireplace. Built in corner cupboard housing hot water tank and providing shelved storage. South facing room overlooking front garden.



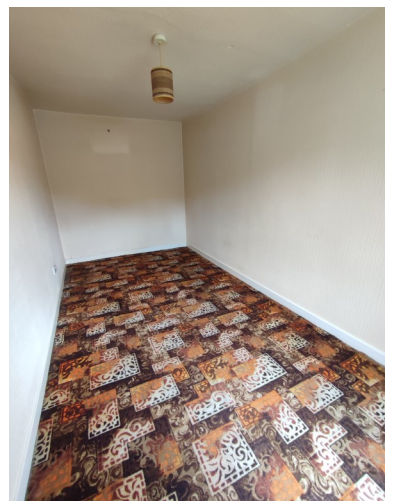
#### **KITCHEN 3.11m x 1.86m**

Vinyl flooring. Stainless steel sink and drainer. Wall and base units. Electric cooker point. Plumbed for washing machine. Walk-in shelved storage cupboard with additional under stair storage. Space for additional appliances. Heating control unit.



#### **BEDROOM 5.10m x 2.18m**

Fitted carpet. Aerial point.



## UPPER FLOOR

Landing with fitted carpet matching stair carpet. Radiator. Hatch to roof space.

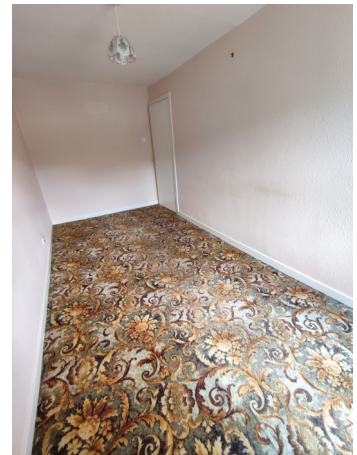
### BEDROOM (East) 5.13m x 2.78m

Fitted carpet. Radiator. Fireplace. Built-in wardrobe and storage.



### BEDROOM (West) 5.13m x 2.20m.

Fitted carpet. Built in storage cupboard.



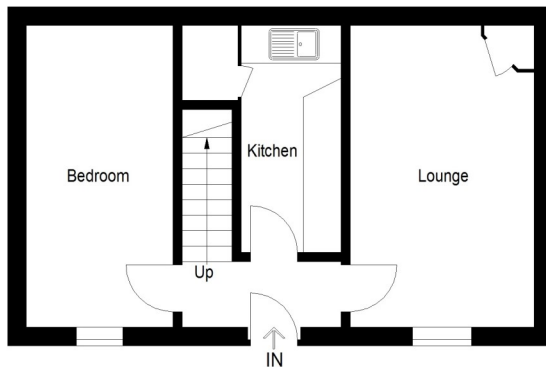
### SHOWER ROOM 2.43m x 1.90m

Vinyl flooring. Shower cabinet with electric shower. Heated towel rail. Dimplex wall heater. White WC and WHB.

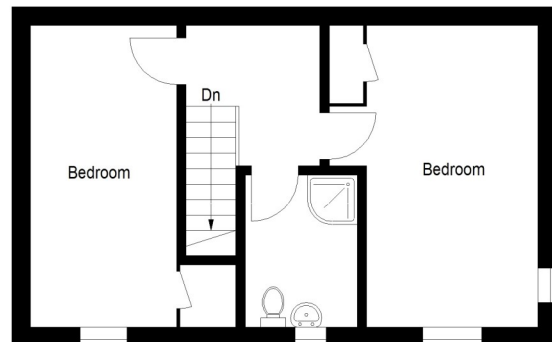


## OUTSIDE

Single car parking space at rear on William Street. South facing enclosed garden to front laid out in shrubs and grassed drying area. Garden Shed



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1179832 / Ref:90199)

**PRICE—OFFERS OVER £115,000.00 (HR Valuation £115,000.00)**

**VIEWING—BY ARRANGEMENT WITH SELLING AGENTS.**

### NOTE

Reasonable care has been taken in the preparation of these particulars but all statements contained in the particulars are for information only and intending purchasers and others should not rely upon them as statements or representations of fact. Measurements where given are approximate only.