

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## **1 Baikie Farm Cottages, Airlie, Kirriemuir, DD8 5NY**

- **Semi Detached Dwelling House**
- **Hallway**
- **Lounge**
- **Kitchen Dining & Utility Room**
- **3 Double Bedrooms & En Suite Bathroom**
- **Ground Floor Shower Room**
- **Upper Floor Family Bathroom**
- **Double Glazing & Oil Fired Central Heating, EPC D**
- **Gardens, Driveway & Garage**
- **Semi Rural Location**

**Offers over £160,000**



This semi - detached two storey dwelling house is situated in an idyllic rural location only a short drive from Kirriemuir where a full range of social, leisure and consumer facilities can be found.

The property has been recently upgraded by the present owners and is in good, fresh decorative order throughout. The subjects benefit from oil fired central heating with combi boiler, double glazing, a modern fitted kitchen with integral oven, hob extractor hood and dishwasher, separate utility, modern shower room, modern En Suite bathroom, and further family bathroom. In addition there are hard wired smoke alarms. The layout of the property with two staircases may be ideal as a 'granny flat or teenager accommodation.

Externally there is shared and private driveway, and enclosed garden with patio, lawn and mature shrubs and trees. In addition, there is a single garage.

This is an excellent opportunity to obtain a home in a picturesque semi-rural location and viewing is highly recommended.

**Entrance Hallway:**

Double glazed exterior door. Staircase to upper Floor accommodation.

**Lounge:**

Approx. 4.23m x 5.42m. An excellent sized public room. Double glazed window to front and side enjoying open views. Feature fire surround with marble inset and hearth. Electric fire.



**Kitchen/Dining Room:**

Approx. 5.6m x 5m. Recently installed. Fitted with a range of modern floor, wall and drawer units. Integral oven, hob, extractor hood and dishwasher. Ceramic sink and drainer. Two double glazed window to front. Double glazed exterior door. Contemporary style wall radiator.

**Utility Room:**

Approx. 3.32m x 2.16m at widest. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink and drainer. Double glazed window to front. Shelved storage cupboard. Further shelved larder cupboard.

**Shower Room:**

Approx. 1.47m x 2.3m. Recently installed modern three piece white suite comprising WC, wash hand basin and shower cubicle. Power shower. Full wet wall panelling. Extractor fan.





## Upper Floor Accommodation:

### First Floor Landing:

Double glazed window to front.

### Bedroom 1:

Approx. 4.5m x 5.33m at widest points. Spacious double bedroom. Two double glazed windows to front enjoying views. Large, shelved storage cupboard.



### En Suite Bathroom:

Approx. 2.18m x 1.76m. Recently installed modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Electric shower. Chrome ladder style towel rail. Full wet wall panelling. Extractor fan.

### Bedroom 2:

Approx. 4.15m x 3.14m. Double bedroom. Double glazed south facing window enjoying views over the surrounding farmland. Shelved wardrobe.



**Bathroom:**

Approx. 3.25m x 1.7m. Three piece suite comprising WC, wash hand basin and bath. Extractor fan. Chrome ladder style towel rail.

**Upper Floor Landing:**

Velux window

**Bedroom 3:**

Approx. 5m x 3.17m. Accessed by a separate staircase from the entrance hallway. Double bedroom. Double glazed Velux window. Two double recess wardrobe areas with shelving and hanging rail.

**Outside:**

There are shared and private driveway areas. Single garage. The front and side garden is laid out to lawn with a large, paved patio, gravel chips, herbaceous rockery borders and mature trees.





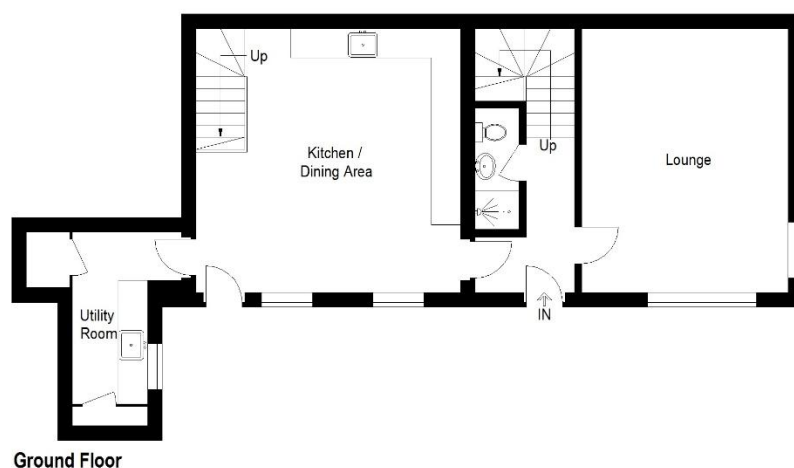


Illustration For Identification Purposes Only. Not To Scale (ID1199366 / Ref:90530)

**tspc.co.uk**  
Make it your home page

**pspc**  
All you need



*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.*

#### Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

#### Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)