

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**15 Sunnyside, Kirriemuir DD8 5DR**

- **Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Gardens to Front & Rear, Shared Drying Area, Shed & Kennel**
- **Close to all Amenities**

**Offers over £75,000**

This well presented ground floor flat is situated in a popular residential location within walking distance of the town centre, shops, Websters High School, and Southmuir Primary 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 well proportioned accommodation all at ground floor level, and benefits from gas fired central heating with combi boiler, UPVC wood grain effect double glazing, modern fitted kitchen and two well proportioned double bedrooms. There are rooftop views towards the surrounding countryside.

Externally there is private garden to front, private garden to rear with shed and kennel, and shared drying area.

This is an excellent example of the house style and viewing is highly recommended to fully appreciate.

**Entrance Hallway:** Double glazed exterior door. Two useful storage cupboards.

**Lounge:** Approx. 4.83m x 4m. Spacious public room. Double glazed window to front.





**Kitchen:**

Approx. 3.88m x 2m. Fitted with modern floor, wall and drawer units. Tiling to splash back. Extractor fan. Ample space for further appliances. Stainless steel sink and drainer with mixer tap. Shelled larder cupboard.

**Bedroom 1:**

Approx. 3.87m x 3.87m. Double bedroom. Double glazed window to rear. Two double fitted wardrobes with overhead storage. Further shelved wall cupboard.

**Bedroom 2:**

Approx. 3.87m x 2.77m. Double bedroom. Double glazed window to front.



**Shower Room:**

Approx. 1.6m x 2.6m. Three piece suite comprising WC, wash hand basin and shower cubicle. Full wet wall. Extractor fan. Double glazed frosted window to front.

**Outside:**

Garden to front is laid to lawn with herbaceous borders. The rear garden has private area of garden ground with shed and kennel. Shared drying area.

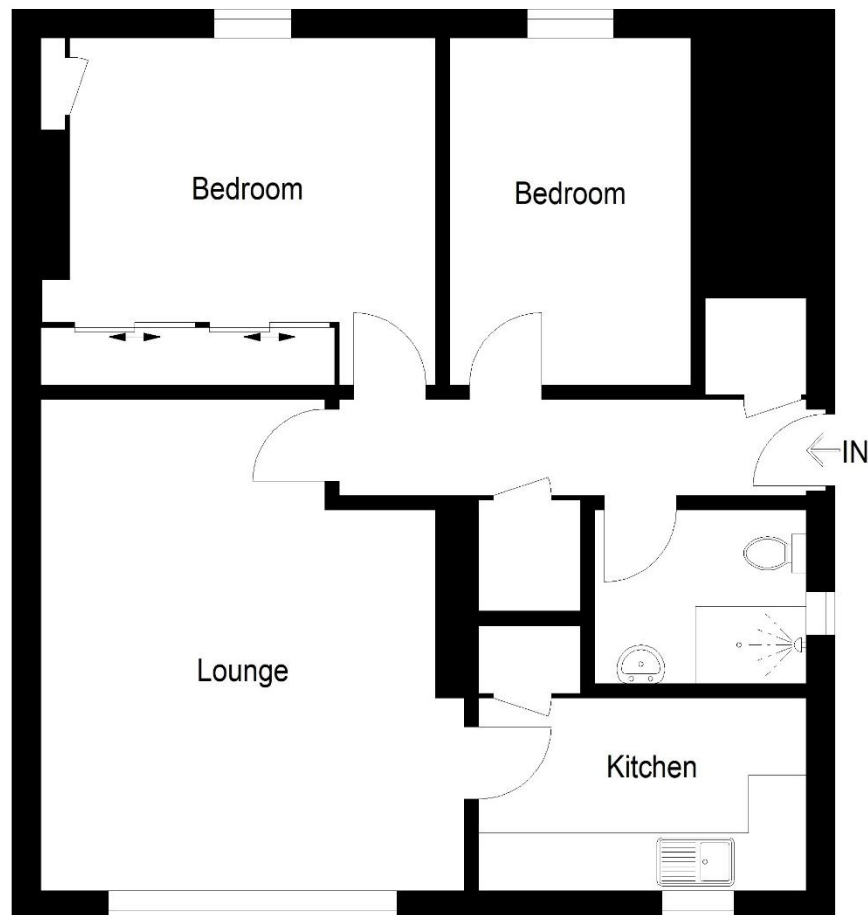


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*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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