



lindsays

Osgiliath,
Main Road, Westmuir, DD8 5LP

"Spacious four bedroom family home located in popular village Westmuir".

- Hallway
- Kitchen
- Utility Room
- Family/Dining Room
- Lounge
- Cloakroom/WC
- Primary Bedroom with Ensuite
- 3 Further bedrooms
- Shower Room
- Driveway & Garage
- Gardens

EPC Rating C

OFFERS OVER £235,000

HOME REPORT VALUE £240,000



Description

Lindsays are delighted to present this spacious and versatile four-bedroom family home, ideally located in the charming village of Westmuir. The area benefits from a local shop, post office, and regular public transport links, with the nearby town of Kirriemuir offering a wider range of amenities, including nurseries and schools.

The property is presented in walk-in condition throughout and boasts modern comforts such as gas central heating, double glazing, and excellent storage options—including eaves storage and a partly floored attic. All floor coverings, light fittings, and fitted blinds are included in the sale.

The accommodation, set over two levels, offers flexible living space ideal for modern family life. The ground floor comprises a welcoming entrance hallway, a contemporary fitted kitchen with breakfast bar leading to a practical utility room, and a bright, spacious family room with ample space for dining. There is also a cosy and characterful lounge. The generously sized primary bedroom is also located on the ground floor and features built-in storage and an en-suite shower room. Completing the lower level is a convenient cloakroom/WC.

Upstairs, there are two further generously proportioned double bedrooms, both benefiting from excellent storage, a fourth bedroom ideal for guests or a home office, and a large modern shower room.

Externally, the property enjoys a gated driveway providing off-street parking for multiple vehicles, a garage, and the added benefit of an EV charging point. The front garden is beautifully maintained with a lawn, mature shrubs for privacy, and a striking monkey puzzle tree that adds unique character to the property. To the rear, the fully enclosed garden is low-maintenance, laid with patio and decorative chip stones—perfect for outdoor entertaining.

This is a fantastic opportunity for families seeking more space while remaining within easy reach of local schools and amenities. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

Area:

Situated in the very heart of Angus the township Kirriemuir is well known as “The Gateway to the Glens” and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services; however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

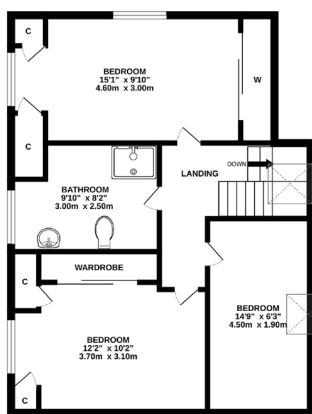
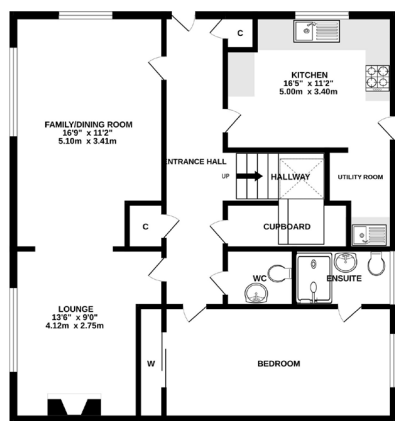
Viewing:

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i5005

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.