

Connelly Yeoman



**14 MID ROW, MARYTON
KIRRIEMUIR, DD8 5PW**

**MID TERRACED
COTTAGE**



- Beautifully presented, charming Mid Terraced Cottage which has been fully renovated
- Ideally located in the small hamlet of Maryton, close to the Angus town of Kirriemuir
- Modern Electric Storage Heating System, Double Glazing, quality fittings and finishes
- Charming “country cottage” garden with established shrubs, lawn, pond & large deck with open countryside and Angus Glen outlook



OFFERS OVER
£120,000

Property Description

This most impressive, bright and airy, MID TERRACED COTTAGE is ideally situated within a popular residential area in the village hamlet of Maryton, located on the periphery of the town of Kirriemuir. The popular Angus town of Kirrie has enjoyed a revival over recent years and is known locally as "the Wee Red Toon" boasting a host of local services and amenities such as popular primary and secondary schooling, Health centre, national supermarkets and local bespoke shops. The property has undergone a full renovation by the current owner and offers well proportioned accommodation on one level and enjoys the benefits of a modern Electric Heating system and Double Glazing. There is also a useful Attic space. Externally, the delightful "country cottage" garden is all beautifully laid out, with well laid landscaped areas of lawn, borders of established shrubs, bushes and plants, feature pond, together with 3 garden sheds included. Overall, this is an immaculate property, both inside and out, and early viewing is not to be missed.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, OPEN PLAN LOUNGE & KITCHEN SHOWER ROOM, BEDROOM; ATTIC ROOM.

ENTRANCE HALLWAY: Entry into the property via a composite entrance door, with a bespoke canopy overhang, giving a lovely "cottage" feel. In the Hallway all the rooms flow off this area. Access hatch into the loft/attic space.

LOUNGE WITH KITCHEN: Approx. 10'7 x 17'. A beautifully presented, bright and airy, Lounge area with a front-facing window overlooking the garden and countryside beyond. Built-in cupboard housing the electric meter and fuse box. Feature shelved alcove with inset for TV above. The Kitchen area has modern base and wall mounted units, worktop surfaces incorporating a sink with mixer tap. Integrated Automatic washing machine, Fridge, stainless steel Electric Oven, Induction Hob with glass and stainless steel extractor hood above. There is a rear-facing window at the kitchen area. Inset ceiling spotlights. Electric panel heater.



SHOWER ROOM: Approx. 9' x 6'2. This shower room is beautifully presented, with a vanity unit which incorporates a modern ceramic bowl/basin sink with mixer tap fitment. Vanity unit incorporating the WC., with overhead shelved/display area. Large shower cubicle with an Electric shower, glass shower screen and finished with modern wet wall panels. At the vanity area there is a sensor mirror with light. Parador-style lined ceiling with inset spotlights. To the front there is a decorative, frosted glass double glazed window which allows for natural light and ventilation. Heated towel rail.

BEDROOM: Approx. 8' x 12'2. Double bedroom with a rear-facing window, modern electric storage radiator (gel filled). Wardrobe with shelving and hanging space, with an internal light. Ample space for bedroom furnishings. Inset ceiling spotlights and a feature wall light. TV point/connection for a wall mounted TV. An oak veneer and glass panel door leads into the Lounge.

ATTIC ROOM: This area is accessed via a Ramsay-style fitted loft ladder into the bright and spacious attic/loft, with a front-facing Velux roof window which offers a lovely open view over the surrounding Countyside towards the Angus glens and hills beyond. There are inset ceiling spotlights. From this area there is access through into a Storage Room, also access from here is an additional area of loft perfect for storage and which houses the pressurised water tank.

GARDENS: The gardens have been landscaped and are all immaculately laid out. As you approach the property there is a tidy patio and path area, with gates leading into the garden. In the garden there are 3 garden Sheds, all with power and light. A pathway leads down through the garden, which is full of established shrubs, evergreens, plants and bushes. Patio drying area. Manicured lawn leading down with borders of established shrubs, bushes and feature pond. .Right at the bottom of the garden there is a beautiful, raised seating deck with Pergola overhead, with power points (could be suitable for a hot tub) and from this area you can enjoy open countryside views over the fields and beyond, an idyllic spot



Property Professionals

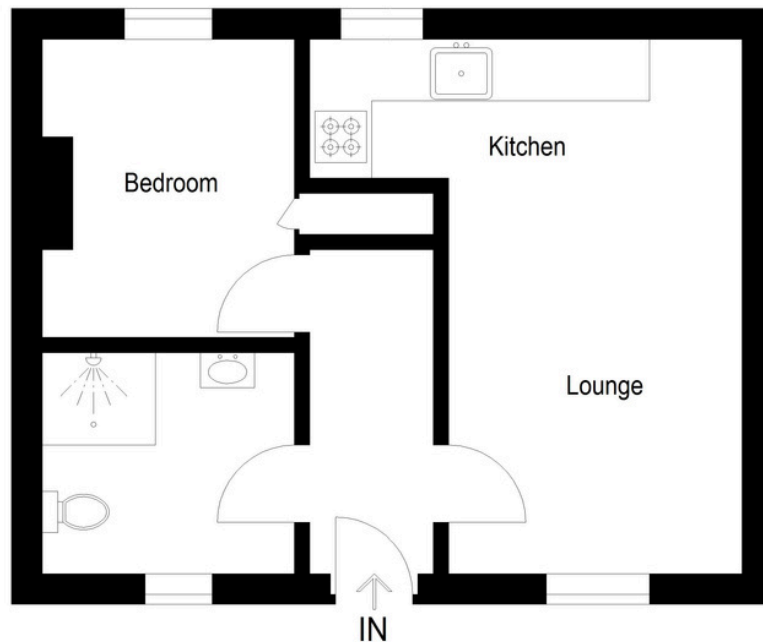
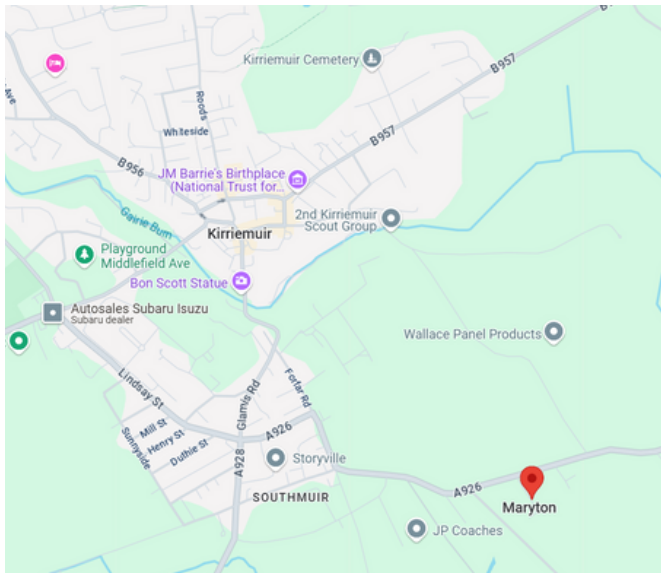


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