

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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13 Dunarn Street, Newtyle PH12 8UH

- **Terraced Villa**
- **Porch & Hallway**
- **Lounge**
- **Breakfasting Kitchen**
- **Modern Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Enclosed Gardens, Store, Summerhouse & Garden Plot**
- **Off Street Parking**
- **Ideal Family Home**

Offers over £149,500

This well presented terraced family villa is situated in the popular village of Newtyle which has a range of amenities including local shops and primary school. Newtyle is within comfortable driving distance of Dundee Centre and commuting distance to Perth, Blairgowrie and Forfar.

The property offers spacious accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, woodburning stove in lounge, a modern fitted kitchen, modern bathroom with shower and three well-proportioned bedrooms.

There is Monoblock driveway parking to front, and enclosed decked area to rear, further enclosed garden laid to lawn with shed and a separate garden plot. This is an excellent opportunity to obtain a spacious family home within a pleasant village setting, and viewing is highly recommended.

Entrance Porch: Approx. 2m x 1.33m. Double glazed UPVC exterior door. Double glazed window to front. Glazed door to hallway.

Hallway: Under stair storage cupboard. Staircase to upper floor accommodation.

Lounge: Approx. 4.4m x 4.2m. Spacious public room. Double glazed window to front. Focal point of the room is a feature recessed wood burning stove on slate hearth.



Breakfasting Kitchen:

Approx. 4.7m x 2.9m. Modern fitted kitchen with range of floor, wall and drawer units. Integral electric oven, induction hob and Belfast sink. Plumbed for washing machine. Integral dishwasher. Breakfast bar. Double glazed window and exterior door to rear.



Bathroom:

Approx. 1.97m x 1.96m. Three piece white suite comprising WC, wash hand basin and P shaped path. Shower over bath with shower screen. Full wet wall panelling. Chrome ladder style towel rail.



Upper Floor Accommodation:

Upper Floor Landing:

Double glazed window to front providing natural light. Hatch with pull down ladder.

Bedroom 1:

Approx. 4.7m x 2.95m. Spacious double bedroom. Double glazed window to front. Recessed shelved storage cupboard.



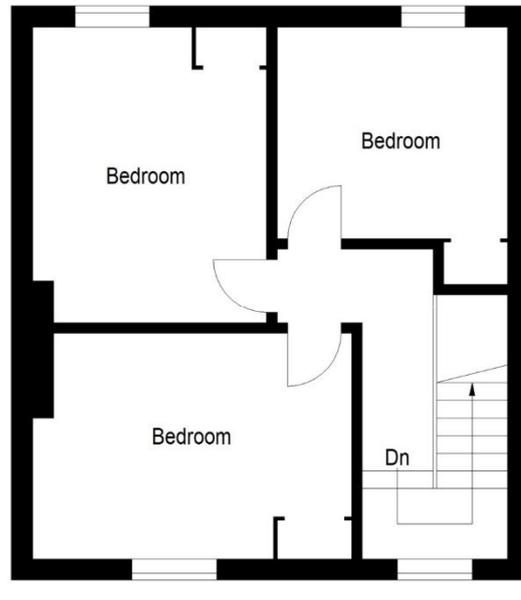
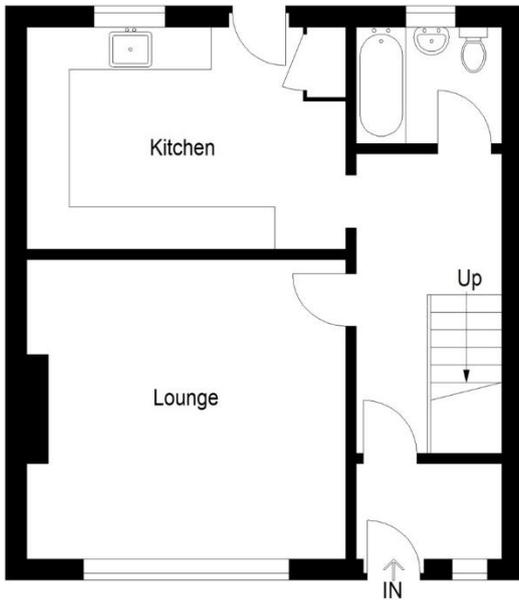
Bedroom 2:

Approx. 3.32m x 4.1m. Another well-proportioned double bedroom. Double glazed window to rear. Recessed shelved storage cupboard.



Bedroom 3:

Approx. 3.2m x 3.5m. Another good sized double bedroom. Double glazed window to rear enjoying views over the village. Recessed storage cupboard.



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1209102 / Ref:90707)



Outside:

The front garden has a Monoblock driveway with ample off street parking for several vehicles with planting borders. The rear garden has enclosed decking area and has access from the kitchen. There is a further enclosed garden to rear, laid to lawn, screened by mature hedging, and with shed. There is a separate large plot of ground.



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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