



lindsays

34 Lindsay Street,  
Kirriemuir, DD8 5AP

*"Impressive 4-Bedroom Detached Family Home with Countryside Views in popular Town of Kirriemuir".*





- Hallway
- Open Plan Kitchen/Dining/Lounge
- Principle Bedroom with Ensuite
- Three Further Double Bedrooms
- Study
- Utility
- Family Bathroom
- Gardens & outbuildings
- Driveway

EPC Rating: C

**OFFERS OVER: £260,000**

## Description

Nestled in the heart of Kirriemuir, this exceptional detached family home offers generous and versatile living space, all while enjoying elevated views across the picturesque Sidlaw Hills. Situated on the well-regarded Lindsay Street, the property benefits from close proximity to local amenities, including schools, shops, and public transport, making it an ideal setting for family life.

Set across two levels, the accommodation is thoughtfully designed to combine comfort and functionality. The home features four spacious double bedrooms, including a principal suite complete with en-suite shower room, as well as a dedicated study—perfect for those working from home. At the core of the property lies a stunning open-plan lounge, kitchen, and dining area, offering a stylish and sociable space ideal for everyday living and entertaining alike. Additional living spaces include a contemporary family bathroom with both a bath and separate shower, a convenient downstairs WC, a practical utility room, and a fully floored and insulated attic, providing excellent storage or potential for future development. Throughout the home, there is ample built-in storage, along with the added comforts of gas central heating and double glazing.

Outside, the property is positioned on a generous plot with a large, well-maintained garden that enjoys a peaceful, semi-rural outlook. Three external sheds provide further storage, and off-street parking is available to the front of the home. All floor coverings, light fittings, and fitted blinds are included in the sale.

This is a rare opportunity to acquire a beautifully presented family home in a desirable location. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

## Area:

Situated in the very heart of Angus, the township of 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.

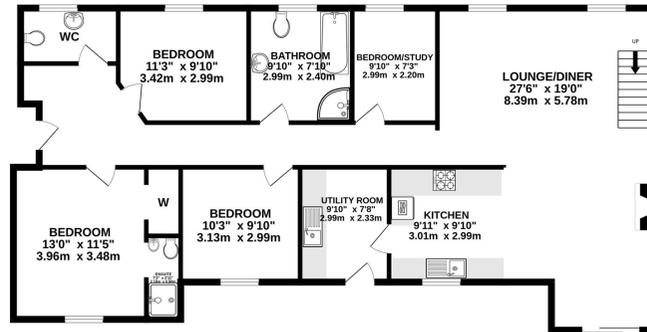
## Viewing:

By appointment through Lindsays on [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk) or 01382 802050

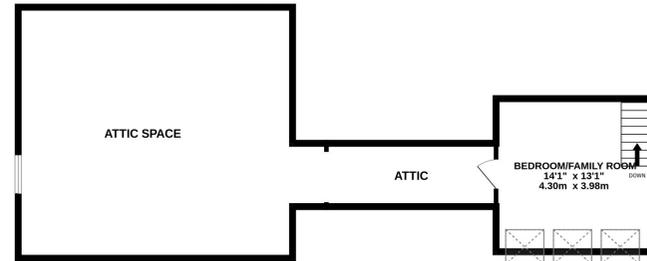




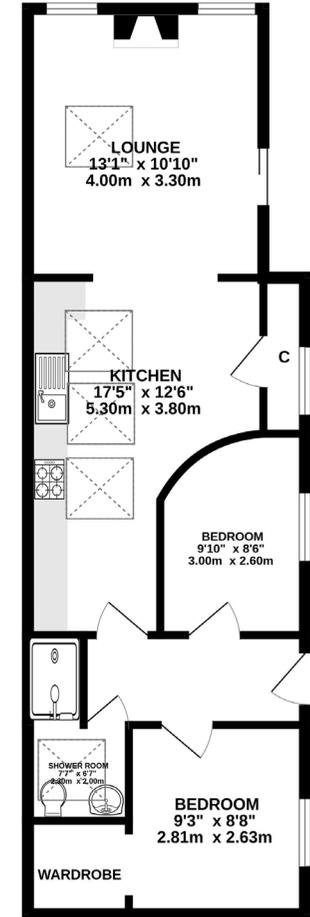
GROUND FLOOR



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.  
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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.