

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**26 Hillrise, Kirriemuir DD8 4JR**

- **Terraced Family Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Cloaks/WC**
- **Shower Room**
- **3 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Low Maintenance Gardens**

**Offers over £119,500**



This deceptively spacious terraced villa is situated at the end of a Cul de sac with an open outlook and is within walking distance of all local amenities and services including Northmuir primary school, town centre and bus routes. 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 family accommodation over two floors, and benefits from gas fired central heating and double glazing, dining size kitchen, downstairs Cloaks /WC, and three well proportioned double bedrooms, all with fitted wardrobes.

The front garden is laid out in Monoblock for ease of maintenance and bounded by mid-level dyke. The rear garden is enclosed and is laid out in gravel chips with timber shed and bounding on to open farmland and with views towards the Camera Obscura.

This is an excellent opportunity to obtain a three bedroom home of this style and location, and viewing is highly recommended.

**Entrance Hallway:**

Double glazed UPVC double glazed exterior door. Staircase to upper floor accommodation. Under stair recess. Large walk in cloak cupboard with shelving.

**Lounge:**

Approx. 4.12m x 4.8m. Spacious public room. Double glazed window to front. Split pane bevel glass door.





**Kitchen/ Dining:**

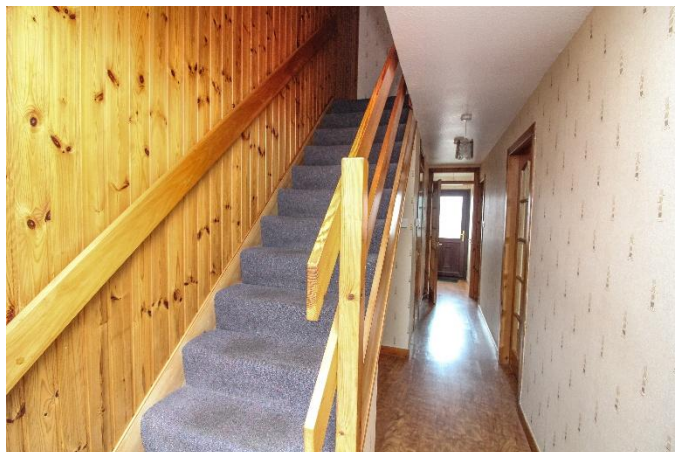
Approx. 4.1m x 3.3m. Fitted with a range of floor, wall and drawer units. Space for slot in cooker. Tiled to splash back. One and half stainless steel sink and drainer. Double glazed window to rear enjoying open outlook.

**Rear Vestibule:**

Double glazed exterior door. Large storage cupboard with power and light, also housing electricity meter and fuse box.

**Cloaks/WC:**

Approx. 1m x 1.5m. Two piece white suite comprising WC, and wash hand basin. Double glazed frosted window to rear.

**Upper Floor Accommodation:****Upper Floor Landing:**

Hatch to loft space. Cloak cupboard housing central heating boiler. Further shelved cupboard above stairs.

**Shower Room:**

Approx. 1.82m x 1.95m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Chrome ladder style towel rail.



**Bedroom 1:**

Approx. 3m x 3.4m. Double bedroom. Double glazed window to front. Double fitted wardrobe.



**Bedroom 2:**

Approx. 4.16m x 2.8m. Another good sized double bedroom. Double glazed window to rear. Double fitted wardrobe.



**Bedroom 3:**

Approx. 3.46m x 3.13m. Double bedroom. Double glazed window to rear. Double fitted wardrobe.





**Outside:**

Low maintenance enclosed gardens to front & rear

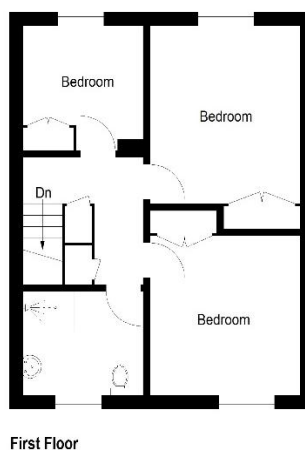
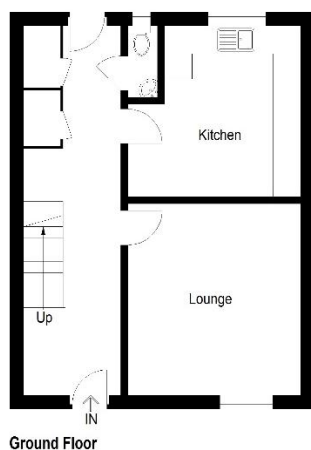


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