

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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## 8 Checkiefield, Ballinshoe, Kirriemuir DD8 5QD

- **Extended Semi Detached Villa in Semi Rural Location**
- **Outstanding Views**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **4 Bedrooms**
- **Oil Central Heating & Double Glazing, EPC D**
- **Integral Garage with Electric Door**
- **Driveway Parking, Gardens, Shed & Store**

**Offers over £175,000**

This extended semi detached villa is situated in an idyllic semi-rural location enjoying outstanding uninterrupted views to both front and rear over the surrounding Angus countryside. Nearby Forfar and Kirriemuir offer a full range of social, leisure and consumer facilities, including major supermarkets, primary and secondary schooling and independent retailers. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers deceptively spacious accommodation over two floors, and whilst in need of some modernisation and upgrading, offers excellent potential as a family home. The subjects benefit from oil fired central heating and double glazing.

Externally there is monoblock driveway to front, and garage with electric door and internal courtesy door. The gardens to front are laid to lawn with shrubs, and the fully enclosed rear garden has a large timber shed, external store, patio and lawn and again enjoys the views to rear.

This is an excellent opportunity to obtain a home of this style and location, and internal inspection is essential to fully appreciate the property's full potential.

**Entrance Hallway:** Staircase to upper floor accommodation. Split pane bevel glass door into lounge.

**Lounge:** Approx. 4.13m x 4.3m. An excellent sized public room. Double glazed window to both front and side enjoying open, uninterrupted views over the surrounding countryside towards Kirriemuir. Feature electric fire with stone surround. Under stair storage cupboard. Split pane bevel glass door into kitchen/dining.



**Kitchen/Dining:**

Approx. 5.62m x 2.6m. Fitted with a range of floor, wall and drawer units. Tiling to splash back. Electric cooker connection. Extractor hood. One and half sink and drainer. Two double glazed windows looking to the rear garden and countryside beyond. Internal courtesy door to garage.



**Upper Floor Landing:**

Skylight roof window.

**Shower Room:**

Approx. 2.42m x 1.66m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Full wet wall panelling. Extractor fan. Double glazed frosted window to rear.



**Bedroom 1:**

Approx. 4.27m x 3.13m. Spacious double bedroom located to the front of the property, and enjoying the views. Fitted wardrobe above stairs. Further shelved storage cupboard.



**Bedroom 2:**

Approx. 3.33m x 3.57m. Double bedroom. Double glazed Velux window to side. Fitted wardrobes.

**Bedroom 3:**

Approx. 3.57m x 3m. Double bedroom. Double glazed Velux window. Double fitted wardrobe.

**Bedroom 4:**

Approx. 2.8m x 2.87m. Another double bedroom. Double glazed Velux window. Shelved storage cupboard.



**Garage:**

Approx. 3.85m x 5m. Electric door. Rear UPVC courtesy door. Power and light. And also housing the central heating boiler.



**Outside:**

Monoblock driveway to front provides ample off street parking with built in canopy above garage. The gardens to front are laid to lawn, with mature shrubs and monoblock pathway. The side garden has shrubs and mature conifer hedging. The rear garden is fully enclosed with a large timber shed with power and laid out in monoblock and lawn, bounded by timber fencing. Again, enjoying open uninterrupted views over the surrounding countryside. External store.





GROUND FLOOR  
37.0 sq.m. approx.

1ST FLOOR  
63.0 sq.m. approx.



TOTAL FLOOR AREA : 100.0 sq.m. approx.

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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