



MacHardy, Alexander & Whyte, W.S.

Solicitors & Estate Agents

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19 Middlefield Avenue, Kirriemuir, Angus, DD8 5AE
Offers Over £82,000

- **First Floor Flat**
- **Living Room**
- **Kitchen**
- **3 Double Bedrooms**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Gravelled area of garden with seating area.**
- **Off Street Parking**

19 Middlefield Avenue is tastefully decorated throughout and would make an ideal first time buy or investment purchase. The property is within walking distance of Kirriemuir town centre where a full range shops and local amenities are available.

Entrance

Door with stairway to first floor; small window at top of stairs. Carpeted flooring, storage cupboard, radiator and access to attic which is half floored.



Living Room (4.35m x 3.82m)

Bright room with large picture window to the front. Gas fire with back boiler, radiator, storage cupboard housing water tank. Carpeted flooring.



Kitchen (3.87m x 2.28m)

Fitted kitchen with wall and base units, integrated fridge/freezer, oven, and gas hob. Vinyl tiled flooring. Radiator and window to the rear.

Bathroom (3.25m x 1.60m)

W/C, sink with vanity under, bath with electric shower over. Tiled flooring, towel radiator, and window to the rear, extractor fan.

Master Bedroom (4.20m x 3.20m)

Double room to the front. Built-in-mirrored wardrobes, carpeted flooring, radiator, and storage cupboard.



Bedroom 2 (4.13m x 4.02m)

Double room to the rear. Carpeted flooring, radiator.

Bedroom 3 (4.00m x 3.89m)

Double room with window to the rear. Carpeted flooring, radiator.



Externally

The rear garden has a sitting area laid with gravel and lawn, shared drying green. There is off street parking for several vehicles to the front of the property which is laid with gravel. There is power to the shed and an outside tap.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation