

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



100 Roods, Kirriemuir, DD8 4HQ

- **Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Utility Porch & Cloaks/WC**
- **Family Room/ Bedroom**
- **2 Double Bedrooms**
- **2 Attic Bedrooms**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing, EPC D**
- **Gardens, Garage & Driveway**

Fixed Price £240,000 (HR Value 250K)

This beautifully presented traditional detached stone built villa is situated in a popular residential location within a short walk of the town centre, Northmuir Primary School, golf course, Webster's High School and all local amenities. 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. Also known as the gateway to the glens, Kirriemuir leads to some of the finest countryside in the North East of Scotland.

The property offers spacious accommodation over three floors and is beautifully presented throughout. Retaining much of the original character, the modern fittings include dining sized fitted kitchen with quartz work surfaces, modern bathroom with shower, downstairs cloaks/WC, UPVC double glazing, gas fired central heating and wood burning stove in lounge.

Externally there is driveway parking to side with ample parking for multiple vehicles and leading to the detached garage. There is a low maintenance garden to front and enclosed rear garden laid mainly to patio.

This is a fine example of a traditional Kirriemuir home and viewing is essential to fully appreciate.

Accommodation Comprises:

Entrance Hallway:

Glazed exterior door with stained glass thistle motif. Karndean flooring. Useful airing cupboard also housing hot water tank. Large under stair storage cupboard also housing electric meter and fuse box.

Cloaks/WC:

Approx. 1.75m x 1.45m. Two piece white suite comprising WC and wash hand basin with mirror tiles above. Karndean flooring. Double glazed frosted window to front.

Lounge:

Approx. 4.11m x 4.9m. Spacious public room. Focal point is attractive wooden fire surround with stone insert and slate hearth. Wood burning stove. Two double glazed windows to front with deep display shelves and under window storage. Wall lights and inset downlighters.





Kitchen/Dining Room:

Approx. 5.2m x 3.8m. Two clearly defined areas with Karndean flooring throughout.

The dining area accommodates a large table and chairs and has double glazed window to front with deep window display shelf.

The kitchen is divided by a breakfast bar and has a range of modern floor, wall and drawer units with integral oven, hob and extractor hood, Belfast sink and mixer tap. Quartz work





Utility Porch:

Approx. 3.4m x 2.4m. Double glazed UPVC door and windows to rear. Plumbed for washing machine. Space for further appliances.



Sun Lounge/Family Room/Bedroom:

Approx. 4.66m x 3.14m. Double glazed windows to front and side. French doors leading to the patio and enclosed rear garden. Double fitted wardrobe. Feature arched colour glass window to staircase.



Upper Floor Accommodation:

Bedroom 1:

Approx. 3.5m x 4.82m. Spacious double bedroom with double glazed windows to front and to rear both with window display shelves.



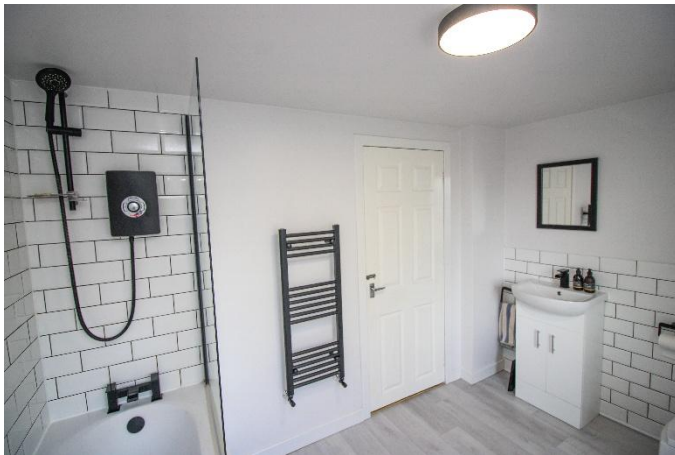
Bedroom 2:

Approx. 3.2m x 5m. Another spacious double bedroom with double glazed windows to both front and rear with window display shelves and rooftop views over the town towards Sidlaw range. Free standing mirror fronted wardrobes. Recessed display/vanity area. Cupboard housing central heating boiler.



Bathroom:

Approx. 2.33m x 3.13m. Modern three piece suite comprising WC, wash hand basin in fitted unit and bath. Shower over bath with shower screen. Part tiled. Ladder style towel rail. Double glazed frosted window to front with window seat.



Upper Floor Landing:

Wardrobe space and velux window.

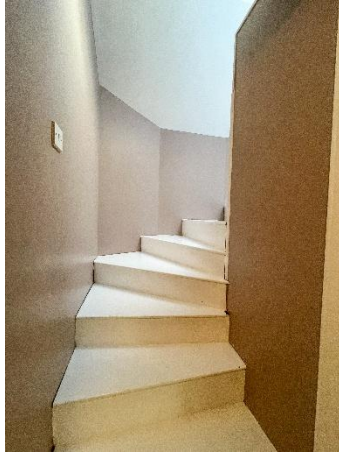
Attic Bedroom 1:

Approx. 4m x 3.25m. Coombed ceiling. Roof window. Eaves storage.

Attic Bedroom 2:

Approx. 3.8m x 2.73m. Coombed ceiling. Roof window. Eaves storage.



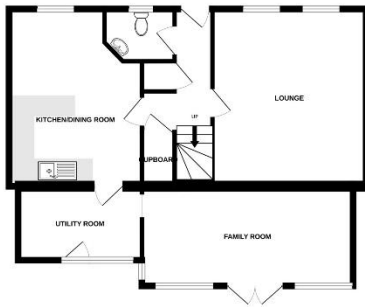


Outside:

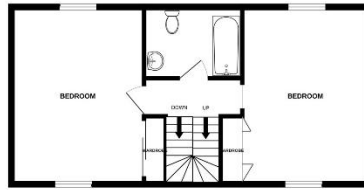
Garden to front with gravel chips and paved pathways. Driveway to side with ample parking for multiple vehicles. Single garage. Enclosed rear garden with patio area.



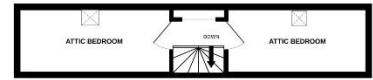
GROUND FLOOR



1ST FLOOR



ATTIC 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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