



CB

**71A THE ROADS, KIRRIEMUIR, DD8 4HP
OFFERS OVER £145,000**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

**Accommodation Comprises: Entrance Vestibule, Hall, Lounge
Kitchen, Two Bedrooms & Bathroom.
External: Driveway and Garage.**

This spacious and well-presented TWO-BEDROOM DETACHED BUNGALOW is nestled in the popular residential area of 'The Roods' and offers comfortable living with the convenience of being just a short walk into the town centre of Kirriemuir. The location also provides easy reach of Webster's High School and Northmuir Primary school. Benefits include gas central heating, SAS Fire and Security System, Solar Panels with fully transferable FIT contract generating around £700 a year of income, double glazing a driveway offering off street parking and a garage. The property is well presented with new carpets throughout and is in walk-in condition. Early viewing is highly recommended.

ENTRANCE: -

A UPVC double-glazed door gives access to the entrance vestibule which has laminate flooring and a glazed door to the hall and a glazed door to the lounge. The hall is carpeted and has two double glazed windows offering a good deal of natural light and outlook to the side of the property. Fitted vertical blinds. Built-in storage cupboard. Hatch offerings access to attic space. Two radiators.

LOUNGE: -

Approximately 18'4" x 14'80. A bright and generously proportioned lounge with two large double-glazed windows offering outlook to the front and side of the property. Fitted vertical blinds. Feature fireplace with gas fire. Attractive wall lights. Hardwood flooring. Two radiators.

KITCHEN: -

Approximately 10'1" x 11'3". A well-appointed kitchen fitted with a range of base and wall units with contrasting work surfaces and attractive splashback. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with oven and grill below and a stainless-steel extractor hood above. Attractive under unit lighting. There is a double-glazed window offering outlook towards the rear of the property. A UPVC door allows access to the driveway and garage located to the rear of the property. Laminate floor. Radiator.



BEDROOM 1: -

Approximately 10'4" x 9'3". A good-sized double bedroom with double-glazed window offering outlook to the side of the property. Fitted vertical blinds. There are wall length fitted wardrobes with attractive mirror sliding doors offering excellent storage. Carpet. Radiator.



BEDROOM 2: -

Approximately 8'2" x 7'1". This bedroom has a double-glazed window offering outlook to the side of the property. Fitted vertical blinds. There are built-in wardrobes with attractive mirror sliding doors offering excellent storage. Carpet. Radiator.



BATHROOM: -

A modern bathroom comprising WC, vanity wash-hand basin with storage below, bath and a separate shower enclosure with thermostatic shower. Attractive wall tiling and wet wall splashback. Double-glazed window providing excellent natural light. Fitted vertical blind. Vinyl flooring. Radiator.

EXTERNAL: -

There is a mono block driveway located to the rear of the property offering off street parking and a garage with up and over door offering excellent storage. Power and light. External water tap.

INCLUDED IN SALE: -

All floor coverings and window blinds where fitted.



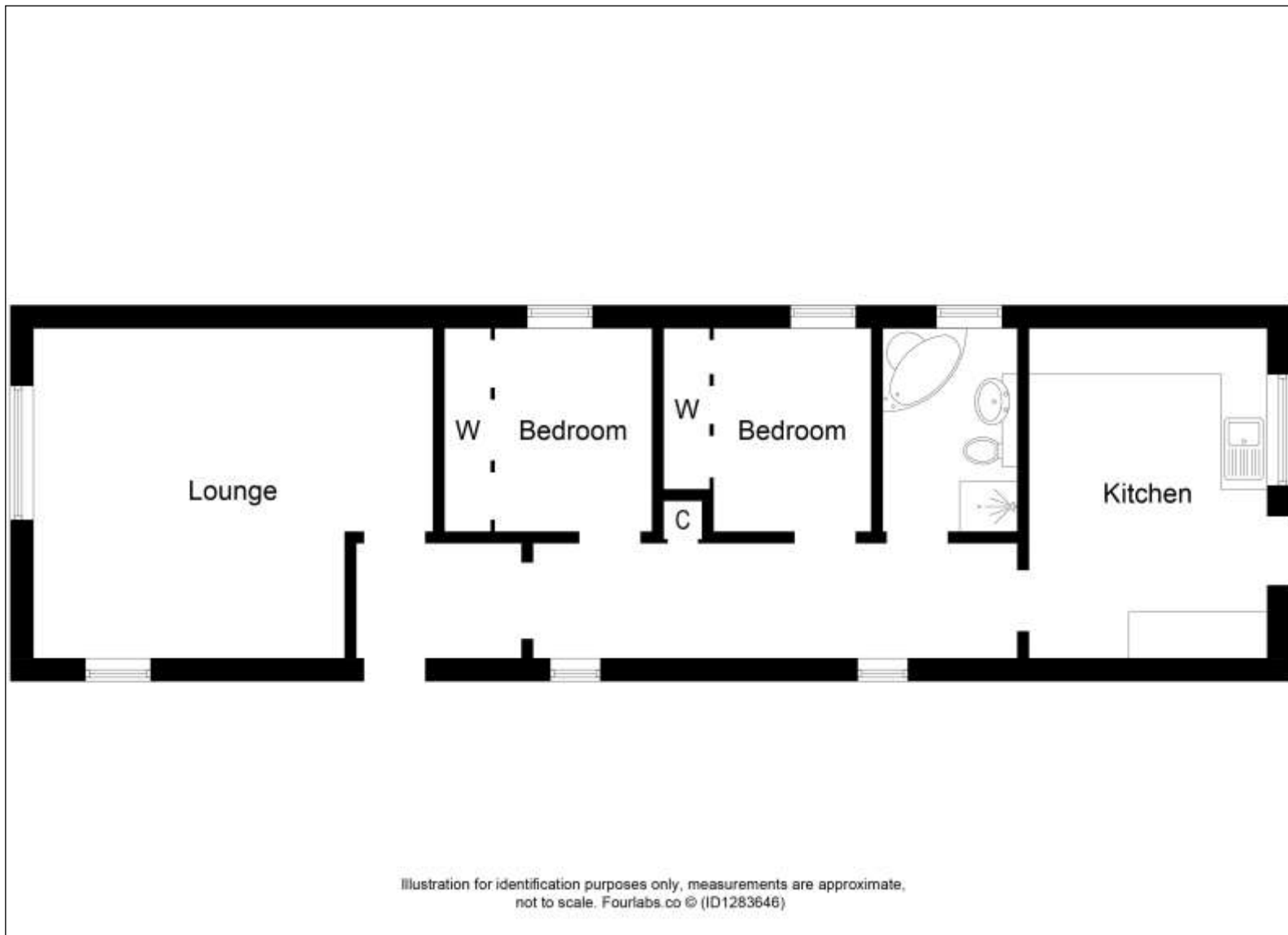
Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



FLOOR PLAN:



For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.