

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**6 Victoria Street, Kirriemuir, DD8 5DH**

- **End Terraced Cottage**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **2 Double Bedrooms**
- **En Suite Shower Room**
- **Large Floored Attic**
- **Gas Central Heating & Double Glazing, EPC C**
- **Large South Facing Garden & Driveway**

**Offers over £150,000**

This end terraced red sandstone bungalow is situated in the popular Southmuir district of Kirriemuir and is within walking distance of all local amenities including Websters High School, Southmuir Primary School, the town centre, shops and public transport. 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 spacious and well-proportioned accommodation at ground floor level and benefits from gas fired central heating, double and triple glazing, modern fitted dining size kitchen, modern bathroom with shower over bath and en-suite shower room to the main bedroom. The spacious lounge enjoys south facing views over the garden with rooftop views towards Craigowl Hill and Sidlaw Range. In addition there is a large floored attic with further potential and accessed by Ramsay Ladder.

Externally there is driveway parking for several vehicles accessed from South Street and a large south facing garden laid to lawn with fruit trees, patio and a large timber shed and pedestrian access from Victoria Street.

This is an excellent opportunity to obtain a bungalow of this style and location and viewing is highly recommended.

**Entrance Hallway:**

Exterior door. Karndean flooring. Large shelved storage cupboard. Hatch with pull down Ramsay ladder leading to the large floored attic.

**Lounge:**

Approx. 4.7m x 5.37m. An excellent size public room. South facing with double glazed windows and patio doors enjoying outlook over the garden ground to front. Shelved storage cupboard.



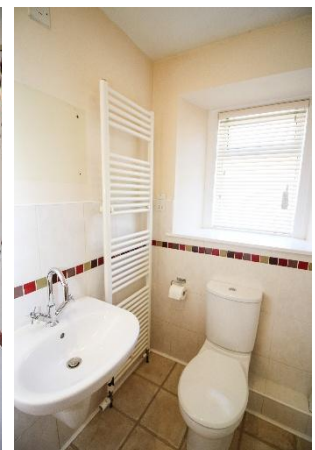
**Kitchen/Dining:**

Approx. 5.14m x 3m. Fitted with a range of modern floor, wall and drawer units with integral Neff double oven, hob and extractor hood. Plumbed for washing machine. Ample space for further appliances. Downlighters. Tiling to splashback. Triple glazed south facing window to front.



**Bathroom:**

Approx. 1.98m x 1.97m. Modern three piece white suite comprising WC, wash hand basin, P-shaped bath with shower over bath and shower screen. Mostly tiled. Ladder style towel rail.



**Bedroom 1:**

Approx. 4.35m x 3.6m. Spacious double bedroom with triple glazed south facing window to front.



**En-Suite Shower Room:**

Approx. 3.25m x 1.4m. Modern three piece white suite comprising WC, wash hand basin and shower enclosure with wet wall. Double glazed frosted window to rear. Large chrome ladder style towel rail.

**Bedroom 2:**

Approx. 3m x 3.65m. Another good size double bedroom with double glazed window to rear.



**Attic:**

Large floored attic with further potential Ramsay ladder.



**Outside:**

Gate access to side to gravel chip pathways leading to the large south facing garden which is laid in gravel chips, lawn, patio areas and large timber shed. Timber fence and gate leading to further garden and parking area with ample space for more than one vehicle which is accessed from South Street.



## GROUND 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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### Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

### Dundee Office:

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)