

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



14 Bon Scott Place, Kirriemuir, DD8 4LD

- **Detached 1.5 Storey Villa in Cul de Sac**
- **Vestibule & Hallway**
- **Lounge with Bay Window**
- **Luxury Kitchen/Dining/Family Room & Utility Room**
- **Ground Floor Shower Room**
- **4 Double Bedrooms**
- **En Suite Shower Room to Principal Bedroom**
- **Family Bathroom**
- **Driveway & Integral Garage**
- **Beautifully Landscaped Gardens & Summerhouse, EPC B**

Offers over £340,000

This beautifully presented detached villa sits at the end of a cul-de-sac in the sought after Kinnordy View development by Guild Homes. All amenities are close by including the town centre, Websters High School, Northmuir Primary School, public transport and the golf course. 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 has been well maintained by the present owners and is in excellent ready to live in condition throughout. The subjects comprise of a modified Glen Lyon house style by Guild Homes and benefits from gas fired central heating, double glazing, a recently installed modern luxury kitchen with open plan family/dining room, modern shower room at ground floor level, four piece family bathroom and en-suite shower room to the principal bedroom. Internal finishings and specification are to a high standard throughout.

There is driveway parking for multiple vehicles leading to the integral garage with electric double door, power and light. The gardens are beautifully landscaped to front, side and rear with mature shrubs, specimen trees, patio areas and a large octagonal summerhouse.

This is an excellent example of the house style and internal inspection is essential to fully appreciate the spacious nature and quality fixtures and fittings.

Entrance Vestibule: Double glazed exterior door and double glazed side panels. Large shelved walk-in storage cupboard with light.

Hallway: Staircase to upper floor accommodation.

Lounge: Approx. 4.8m x 6.1m (measured into bay window). Excellent size public room with bay window to front. Feature fireplace with electric fire.





**Kitchen/Dining/
Family Room:**

Approx. 8.85m x 4.34m. Recently installed luxury kitchen with a range of floor, wall and drawer units with splashback. Integral Blaupunkt double microwave/combi-oven, oven, induction hob with in-built extractor fan, wine fridge, double sink and drainer with mixer tap, extendable tap, dishwasher, in-built recycling drawer. Quality quartz work surfaces and splashback. Downlighters. Double glazed window to rear. Storage cupboard under stairs.

Dining/Family Room has double glazed French doors looking to the rear garden.



Utility Room:

Approx. 2.75m x 2.22m. Fitted with modern base and high level storage units. Wall mounted Worcester central heating boiler. Hatch to loft. Extractor fan. Double glazed exterior door. Karndean flooring.



Bedroom 4:

Approx. 2.95m x 3.37m. Spacious double bedroom at ground floor level with double glazed window to front. Two double fitted wardrobes.

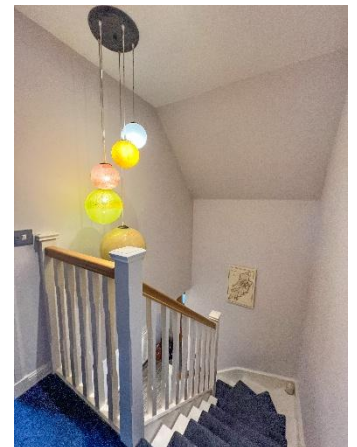


Shower Room:

Approx. 2.25m x 1.81m. Modern three piece suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail



Upper Floor Accommodation:



Upper Floor Landing:

Hatch with pull down Ramsay ladder to loft space.

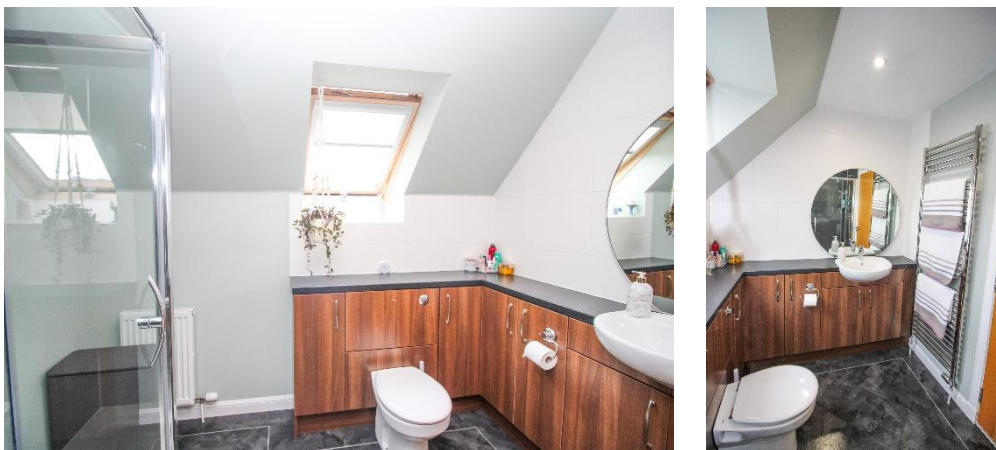
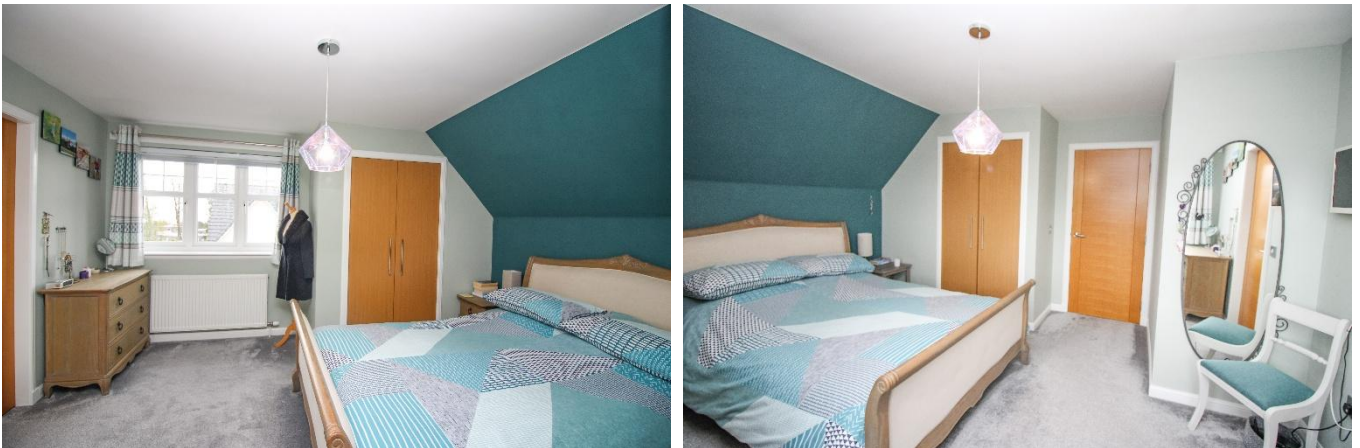
Family Bathroom:

Approx. 2.35m x 2.76m. Modern four piece white suite comprising WC, wash hand basin in fitted units, corner bath and separate shower cubicle. Karndean flooring. Part tiled. Extractor fan. Double glazed Velux window.



Principal Bedroom:

Approx. 4.25m x 4.25m. Spacious double bedroom with double glazed window to front enjoying rooftop views over the town towards Strathmore. Two double fitted wardrobes.



En-Suite Shower Room:

Approx. 2m x 2.75m. Three piece suite comprising WC and wash hand basin in range of fitted units, shower cubicle with wet wall. Part tiled. Chrome ladder style towel rail. Karndean flooring. Double glazed velux window.

Bedroom 2:

Approx. 3.43m x 3.34m at widest point. Double bedroom with double glazed window to rear. Three door fitted wardrobe.



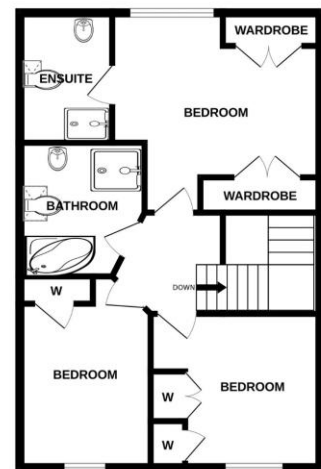
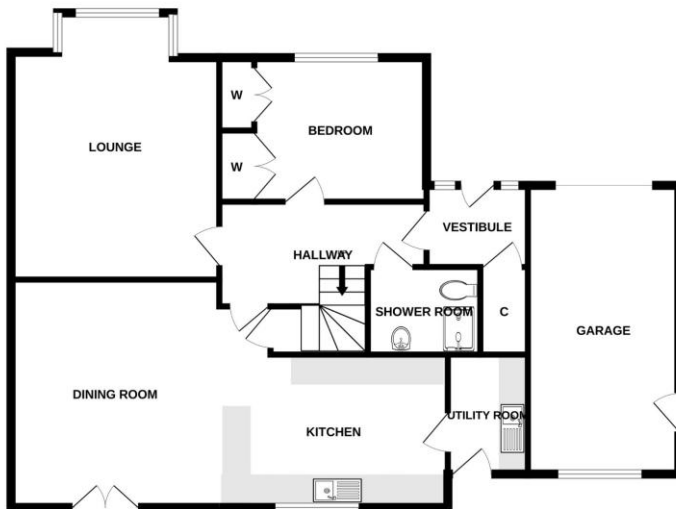
Bedroom 3:

Approx. 3.97m at widest x 2.66m. Another good size double bedroom with double glazed window to rear. Single fitted wardrobe.



GROUND FLOOR

1ST 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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Outside:

Driveway to front and turning area with ample parking for multiple vehicles and leading to the integrated garage with electric door.

Front garden is laid to lawn bounded by timber fencing with rockery borders, well stocked shrubs and specimen trees.

Rear garden is beautifully landscaped in areas of lawn with mature shrubs and specimen trees. Patio areas. Large Summerhouse.



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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