



24 Glamis Road.
Kirriemuir, DD8 5BU



A superb family home with plenty of space to grow, in a popular area of Kirriemuir

4 Bed 2 Bath 1 Reception

Lindsays are delighted to present 24 Glamis Road, an exceptionally well-proportioned and versatile four-bedroom home, ideal for modern family living. Set within a popular residential pocket of Kirriemuir, the property is perfectly placed for everyday convenience with local amenities close at hand, primary and secondary schooling nearby, the town centre within easy walking distance, and excellent access to the main commuting routes.

A welcoming hallway and upstairs landing offer excellent storage, creating a practical and clutter-free feel from the moment you arrive. The standout feature is the bright open-plan kitchen and lounge, an outstanding social space designed for relaxed day-to-day living and effortless entertaining, complete with a breakfast bar, generous worktop and cupboard provision, patio doors opening directly to the garden, and a charming wood-burning stove that forms a cosy focal point. The accommodation comprises four well-sized double bedrooms, including two on the ground floor with built-in cupboards, along with two contemporary shower rooms (one on each level) for added flexibility.

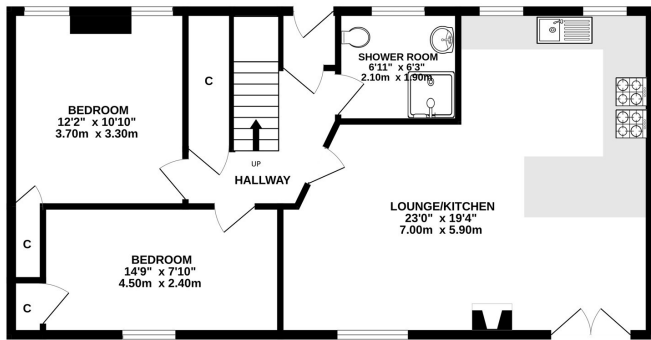
Outside, the fully enclosed garden provides a fantastic blank canvas with plenty of potential for landscaping or outdoor dining, while parking is available directly outside the property, with additional on-street parking nearby.

Features

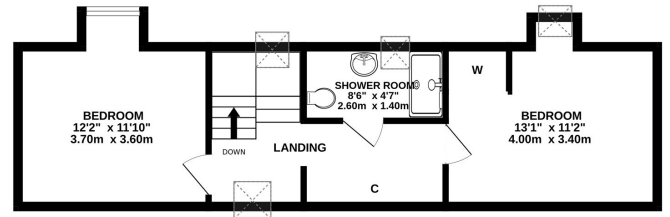
- Hallway
- Kitchen/Lounge
- 4 Double Bedrooms
- 2 Shower Rooms
- Garden
- Parking
- Gas Central Heating
- Double Glazing
- EPC Rating C

Offers Over £165,000

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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Situated in the very heart of Angus the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide

a choice of local services, however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.