

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



4 Cortachy Drive, Northmuir, Kirriemuir, DD8 4TS

- **Extended, Semi Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen**
- **Sun Lounge/Dining Room**
- **Modern Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Driveway & Garage**
- **Gardens to Front & Rear**

Offers over £180,000

This beautifully presented extended semi-detached bungalow is situated in a sought after residential location of varied yet similar styled homes within walking distance of the golf course, Northmuir Primary School, town centre, local shops and public transport. Kirriemuir offers a broad cross section of social, leisure and consumer facilities including primary and secondary schooling, local shops, hotels and offers easy access to the Angus Glens and the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation all at ground floor level and has been well maintained by the present owner and is in excellent decorative order throughout. The subjects benefit from UPVC double glazing, gas fired central heating with combi boiler, modern fitted kitchen, modern bathroom with shower and two well-proportioned double bedrooms both with mirror fronted wardrobes. In addition, there is an extension to the rear of the property which can be used as a Sun lounge or dining room.

There is a monoblock driveway for parking for multiple vehicles and a single garage with power and light. The garden grounds to front and rear are beautifully landscaped and there is a timber shed.

This is an excellent opportunity to obtain a bungalow in move in condition and would suit a number of purchasers including first time buyers, families or retirement. Viewing is highly recommended.

Entrance Vestibule: Double glazed exterior door. Opaque glazed door into hallway.

Hallway: Hatch to loft space. Useful storage cupboard.

Lounge: Approx. 3.45m x 4.9m. Spacious public room with double glazed window to front.





Kitchen:

Approx. 3.7m x 2.8m. Fitted with modern floor, wall and drawer units with tiling to splashback. Integral oven, hob and extractor hood, one and a half sink and drainer. Cupboard housing Worcester central heating boiler. Plumbed for washing machine and dishwasher. Glazed door to rear vestibule.



Rear Vestibule:

Double glazed exterior door to rear. Shelved storage cupboard.

Sun Lounge:

Approx. 3.26m x 3.25m. Extension to the rear of the property. Double glazed windows to all sides and enjoys a pleasant outlook over the rear garden.



Bathroom:

Approx. 2.7m x 1.5m. Modern three piece suite comprising WC, wash hand basin and P shaped bath with shower over and screen. Part wet wall panelling, part tiled. Chrome ladder style towel rail. Extractor fan. Mirror with downlighter. Double glazed frosted window to front.



Bedroom 1:

Approx. 2.85m x 3.6m. Spacious double bedroom with double glazed window to rear. Three door mirror fronted wardrobes.



Bedroom 2:

Approx. 2.82m x 3.3m. Another good size double bedroom with double glazed window to front. Double mirror fronted wardrobes.



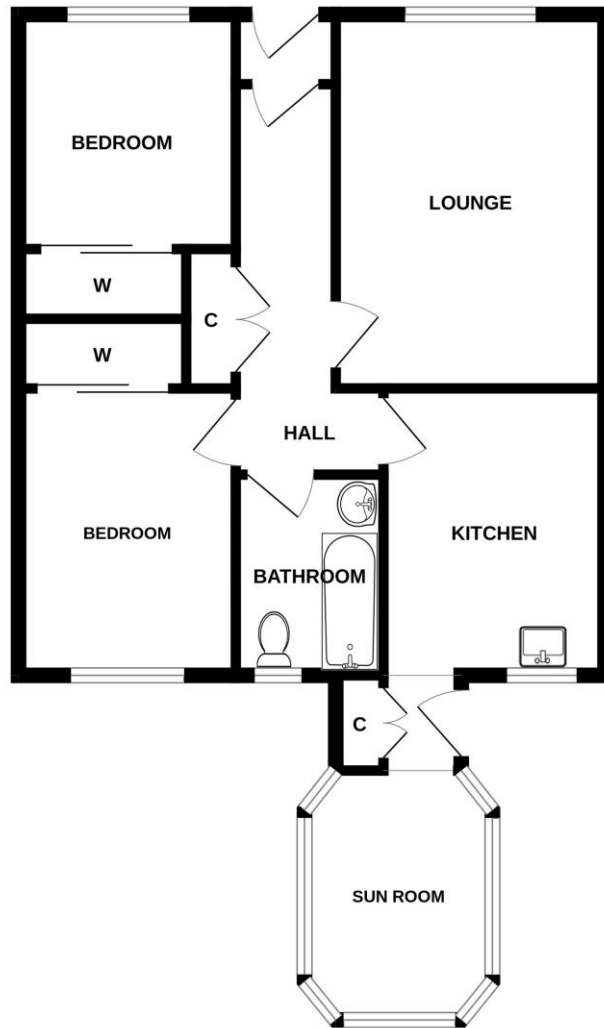
Outside:

Monoblock driveway provides ample parking for multiple vehicles and leads to the single garage which has power, light and side courtesy door.

The front garden is laid to lawn with borders. The rear garden is beautifully landscaped in areas of lawn surrounded by slate chips and mature shrubs. Timber shed.



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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