

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



'Bedford', 8 Kilnbank Lane, Kirriemuir, DD8 4JF

- **Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **4 Bedrooms**
- **Bathroom**
- **Lean to Outbuildings**
- **Large Gardens**
- **Parking to Side**
- **Open Views**
- **EPC E**

Offers over £180,000

This traditional red sandstone detached villa occupies an elevated position enjoying views towards the Kirriemuir Den and beyond and is within walking distance of the town centre, and all local amenities and services including primary and secondary schooling, public transport and local shops. 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 over two floors and is in need of modernisation and upgrading. The subjects benefit from gas fired central heating and part double glazing. The property occupies a generous sized plot extending towards Kirriemuir Den.

This is a rare opportunity to obtain a substantial home of character and potential and viewing is highly recommended.

Entrance Hallway: Has staircase to upper floor accommodation. Under stair storage cupboard.

Lounge: Approx. 5m x 3.6m. Spacious public room with sash and case window enjoying outlook to front to Kirrie Den. Feature fire surround with wood burning stove.



Kitchen: Approx. 4m x 2.465m. Fitted with floor, drawer and base level storage units. Double glazed velux window. Wall mounted Worcester boiler. Exterior door to rear outbuildings.



Sitting Room/ Bedroom 1:

Approx. 3.9m x 3.17m. Can be used as either a double bedroom or sitting room with sash and case windows to front enjoying views. Tiled fire surround, cornice and ceiling rose. Recessed display.



Bedroom 2:

Approx. 3.17m x 2.7m. Sash and case window looking out to rear outbuildings. Fire surround.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space, double glazed Velux window.



Bedroom 3:

Approx. 3.9m x 5.18m. Double bedroom with double glazed window to front and single glazed sash and case window to side. Tiled fire surround. Eaves storage.



Bedroom 4:

Approx. 3.73m x 5.2m. Another good sized double bedroom with double glazed window to front. Eaves storage.



Bathroom:

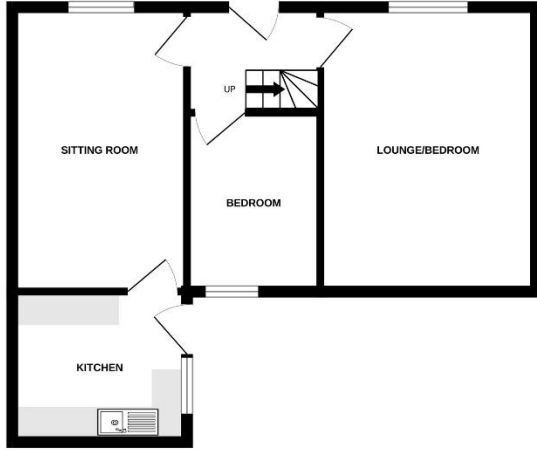
Approx. 1.81m x 2.63m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Double glazed window to rear, wet wall panelling.



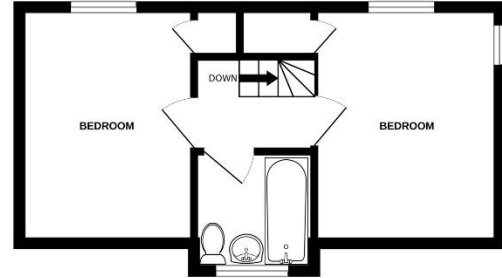
Outside:

Driveway parking to side. A range of covered and sectioned outbuildings and sheds with Fibreglass roof. Mature Gardens to Front extending to the burn at Kirriemuir Den.

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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