






66 Lord Lyell Drive,
Kirriemuir, DD8 4LF



Move-in-ready detached bungalow set within a family-friendly residential area of the popular Angus town of Kirriemuir.

 3 Bed  1 Bath  1 Reception

Lindsays are delighted to bring to the market 66 Lord Lyell Drive, a well-presented three-bedroom detached bungalow offered in true move-in condition within a popular, family-friendly area of Kirriemuir. The home benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted, along with the dishwasher and integrated fridge-freezer.

The property can be accessed from the side or rear, with a ramp providing accessible entry. From the side door, a welcoming hallway offers useful storage and leads to a convenient WC. The lounge is bright and spacious, featuring a bay window that floods the room with natural light. To the rear, the stylish kitchen/diner creates an ideal hub for everyday living and entertaining, with ample space for cooking and dining and patio doors opening directly onto the garden. The generous principal bedroom is a comfortable double with built-in wardrobes, complemented by two further bedrooms (one currently used as a home office), offering excellent flexibility. A modern tiled family bathroom completes the accommodation, with a separate bath and shower and a chrome towel rail.

Externally, the front of the property is neatly laid out with a small lawn and mature shrubs. A driveway to the side provides off-street parking for multiple vehicles and leads to a detached single garage. The fully enclosed rear garden is well maintained and mainly laid to lawn, with established planting and a patio seating area ideal for outdoor dining.

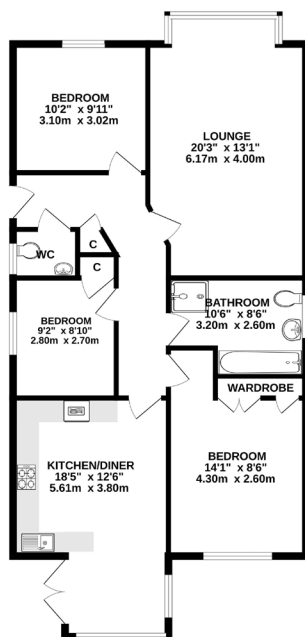
This versatile home will appeal to a range of buyers, including young families and those looking to downsize. Early viewing is highly recommended to appreciate the space, finish and location on offer.

Features

- Hallway
- WC
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Garden
- Driveway & Detached Garage
- EPC Rating C

Offers Over £250,000

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 here 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 on:

 01382 802050

 dundeeproperty@lindsays.co.uk

 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.