

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



84 Lord Lyell Drive, Kirriemuir, DD8 4LF

- **Modern Semi Detached Bungalow**
- **Guild Homes 'Glen Ogil'**
- **Hallway**
- **Lounge with Bay Window**
- **Modern Dining Kitchen**
- **Modern Bathroom with Shower**
- **2 Double Bedrooms with Fitted Wardrobes**
- **Attic with Ramsay Ladder**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking for Several Vehicles**
- **Generously Proportioned Gardens to Front & Rear**

Offers over £180,000

This well presented semi-detached bungalow occupies an off-street location in the sought after Kinnordy View development by Guild Homes and is within walking distance of Northmuir Primary School, golf course, local shops and the town centre. 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 all at ground floor level and is built to the Guild Homes popular Glen Ogil house style. Finished to the usual quality of Guild Homes the property benefits from double glazing, gas fired central heating, modern fitted kitchen with integral Bosch double oven, hob, extractor and fridge/freezer, modern bathroom with shower, oak finish internal doors, two double bedrooms and fitted wardrobes in both double bedrooms. In addition there is a Ramsay ladder leading to the attic.

The property occupies a generous size plot and has driveway parking for several vehicles, front garden and large enclosed rear garden laid mainly to lawn with patio, herbaceous and shrub borders and timber shed.

This is an excellent example of the house style and viewing is essential to fully appreciate and would suit a number of purchasers including first time buyers, retirement or young family.

Accommodation Comprises:

Entrance Hallway:

Double glazed exterior door. Useful shelved storage cupboard. Hatch to loft space with pull-down Ramsay ladder.

Lounge:

Approx. 4.6m x 4.45m. Bright and spacious public room with double glazed bay window looking to front of property.





Kitchen/Dining:

Approx. 3.65m x 3.3m. Modern quality fitted kitchen with floor, wall and drawer units. Integral Bosch double oven, gas hob, extractor hood, fridge and freezer. One and a half sink and drainer with mixer tap. Plumbed for washing machine. Tiling to splashback. Double glazed exterior door. Double glazed window enjoying the pleasant outlook over the gardens to rear. Space for table and chairs. Karndeal flooring.





Bathroom:

Approx. 2.15m x 2.15m. Modern three piece suite comprising WC, wash hand basin in fitted units and P-shaped bath. Shower over bath with shower screen. Part tiled. Chrome ladder style towel rail. Extractor. Double glazed frosted window to rear.

Bedroom 1:

Approx. 3.4m x 3.26m. Well-proportioned double bedroom enjoying outlook over the gardens to rear. Double fitted wardrobe.



Bedroom 2:

Approx. 3.45m x 2.72m. Double bedroom with double glazed window to front. Double fitted wardrobe.



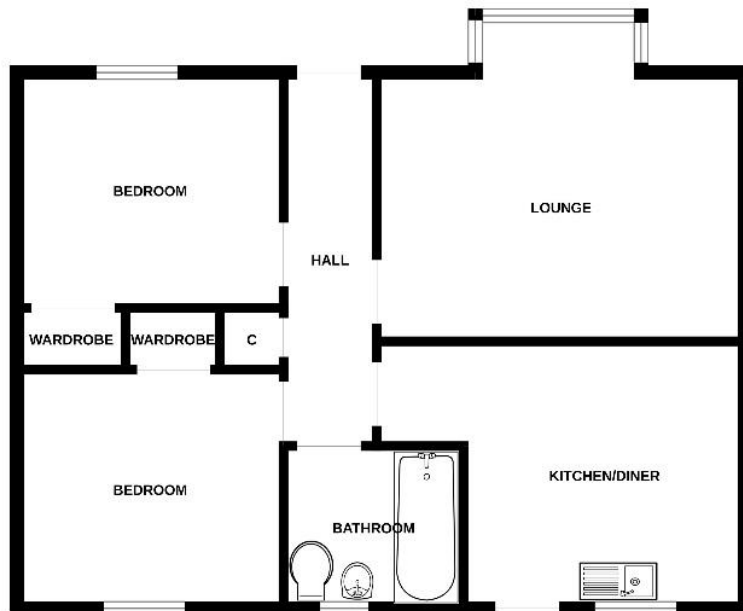


Outside:

The property occupies a generous size plot with Tarmac driveway parking to side with ample parking for several vehicles.

The gardens to front are laid to lawn with borders. The enclosed rear garden is generously proportioned laid mainly to lawn with patio areas. Mature shrub and herbaceous borders. Timber shed. Outdoor electric and water supplies.

GROUND FLOOR



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