

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



32 Victoria Street, Kirriemuir, DD8 5DH

- **Detached Bungalow**
- **Lounge**
- **Kitchen/Dining/Family Room**
- **Family Bathroom**
- **3 Bedrooms & En Suite Shower Room**
- **Large Attic Accessed by Ramsay Ladder**
- **Gas Central Heating & Double Glazing, EPC C**
- **Solar Panels with Feed in Tariff**
- **Double Garage with Electric Door, Driveway**
- **Low Maintenance Gardens**

Offers over £230,000

This red sandstone detached L-shaped bungalow is situated in the sought after Southmuir district of Kirriemuir and is within walking distance of the town centre, Southmuir Primary School, Websters High School and public transport links. 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 at ground floor level and benefits from gas fired central heating, UPVC double glazing with replacement doors, family bathroom, En-suite shower room to the principal bedroom, a large dining sized kitchen / family room and feature fireplace in the lounge. There is a large attic which may be suitable for further conversion, subject to all necessary consents. In addition, there are solar panels with feed in tariff. The solar panels were installed in 2011 and provide a variable income for a 25 year period from installation. There is disabled access ramp and double doors.

Externally, there is driveway leading to a large double garage with electric door, power and light. Courtyard garden to front screened by mature shrub and herbaceous borders.

This is an excellent opportunity to obtain a substantial bungalow of this style and location and viewing is highly recommended.

Entrance Hallway:

Double glazed UPVC exterior doors and window providing natural light.

Inner Hallway:

Has further hatch to loft space with pull down ladder, useful shelved storage cupboard.

Attic:

Large attic accessed by Ramsay ladder.

Lounge:

Approx. 5.2m x 4m. A spacious public room having dual aspect double glazed windows to front and side courtyard and double glazed UPVC exterior door. Feature fireplace with tiled inset and hearth. Recessed shelved display alcove.



Kitchen/Dining/Family Rm:

Approx. 5.16m x 5.32m (at widest). Fitted with range of floor, wall and drawer units with two double glazed windows overlooking the front courtyard. Range style cooker with canopy extractor hood. Tiling to splash back. Plumbed for dishwasher. Utility cupboard shelving and light, housing washing machine and central heating boiler.





Bedroom 1:

Approx. 4.63m x 2.51m. Spacious double bedroom with double glazed frosted window to side, double mirror fronted wardrobe. Recessed display alcove, glass brick window to bedroom 2.



En-Suite:

Approx. 2.96m x 1.27m. Has three piece white suite comprising WC, wash hand basin and shower cubicle. Heated towel rail. Double glazed frosted window to side.

Bedroom 2:

Approx. 2.65m x 2.7m. Double glazed frosted window to rear.



Bedroom 3:

Approx. 4.2m x 4m. A spacious double bedroom with double glazed window to front.

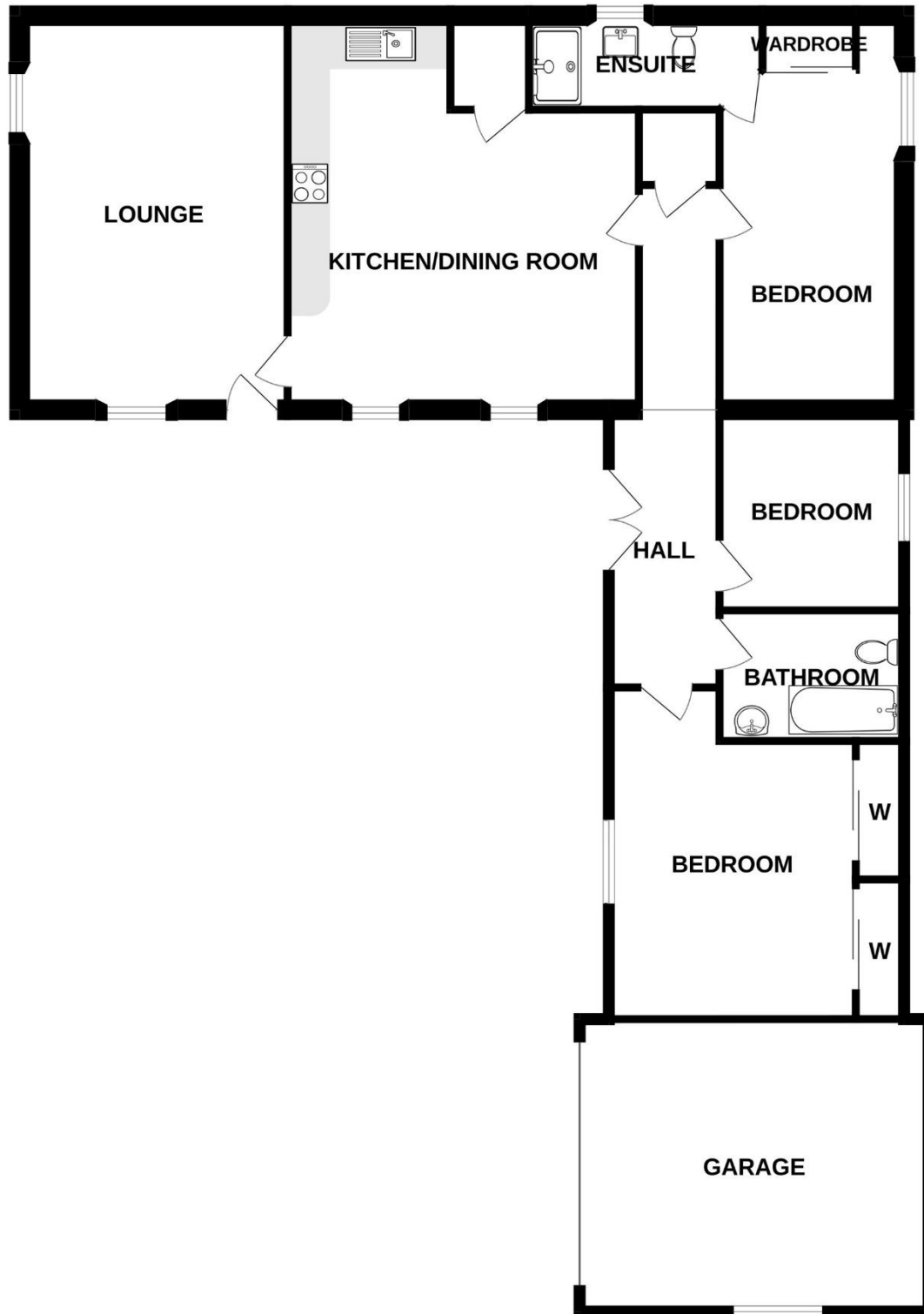


Bathroom:

Approx. 2.62m x 1.77m. Fully tiled with three piece white suite comprising WC, wash hand basin and corner bath. Heated towel rail. Frosted window to rear and extractor fan.



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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Outside:

Property occupies a low maintenance plot, with double gates and mono-block driveway leading to the double garage which has an electric door and recently fitted UPVC door. The garage measures approx. 6.15m x 6m and has power and light. The front garden courtyard is laid out in paving stone with ramp and circular feature, well stocked shrub and herbaceous borders. Drying area. Rear of the property is laid out in mono-block with gate access to Victoria Street and vehicular access from Sunnyside.



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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