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**8 Woodend Drive, Northmuir, Kirriemuir, DD8 4TF
Offers Over £220,000**

- **Detached Chalet-style Villa**
- **Lounge / Dining Room**
- **Kitchen**
- **Ground Floor Bathroom**
- **3 Double Bedrooms**
- **Upper Floor Shower Room**
- **Gas Central Heating & PVC Double Glazing – EPC D**
- **Single Detached Garage with Utility Room**
- **Private Driveway**
- **Low Maintenance Gardens**

Situated within a quiet residential area in the north of Kirriemuir, this is a well-presented detached villa which would make a fantastic family home. It is also well located for commuting further afield with the A90 Dual Carriageway affording easy access to Dundee and Aberdeen.

Entrance

PVC door located at the side of the property which leads into the hallway.

Hallway

All rooms lead off. Storage cupboard under the staircase which leads to upper level. Radiator.

Lounge / Dining Room (7.22m x 3.31m)

Large room with PVC patio doors leading to rear garden. Window to front. Electric fireplace. 2 x radiators. Carpeted flooring.

Kitchen (3.07m x 2.86m)

Fitted kitchen with wall and base units. Boiler, Integrated Hob and Oven. Large window to front.

Bathroom (2.20m x 1.60m)

W/C, sink and bath. Vanity storage, radiator, vinyl flooring, window to side.

Bedroom 2 (3.96m x 2.22m)

Large bright double room to the rear, radiator and carpeted flooring.

Stairs to first floor

Carpeted flooring, Storage cupboard underneath.

Bedroom 1 (3.64m x 3.37m)

Double room to front, radiator, built-in wardrobes and walk in cupboard. Radiator and carpeted flooring.

Bedroom 3 (3.41 x 2.09m)

Large double room to the rear with built-in cupboards, radiator and carpeted flooring.

Shower Room (2.30m x 0.80m)

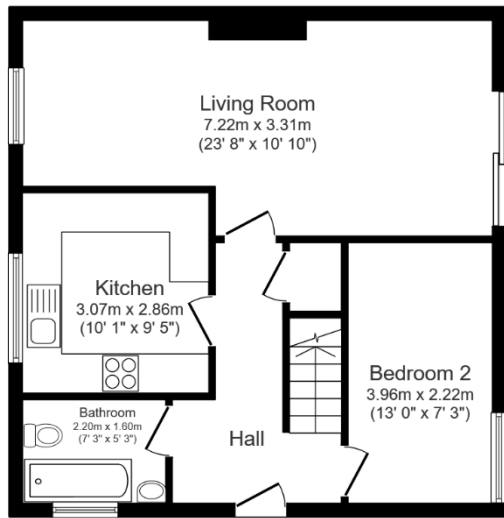
W/c, sink and shower cubicle with electric shower.

External

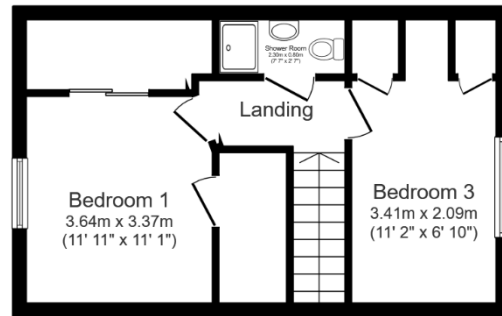
Single garage and driveway. Utility Room with wall and base units, plumbing for washing machine. Front garden with mature shrubs, borders, with gravel. Rear garden with lawn, patio area and shed.







Ground Floor



First Floor

Total floor area: 84.9 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ENTRY By negotiation