

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**67 Knowehead, Kirriemuir, DD8 5AL**

- End Terraced Villa
- Hallway
- Lounge/Dining
- Modern Kitchen
- Modern Bathroom
- 3 Double Bedrooms
- Gas Central Heating
- Double Glazing, EPC D
- Driveway & Gardens
- Close to all Amenities

**Offers over £139,950 ( HR Value 150K)**

This spacious end terraced villa is situated in a popular residential location only a short walk from the town centre, local shops, Websters High School and Southmuir Primary School. 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 family accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, UPVC replacement doors, modern fitted kitchen with integral Bosch oven, microwave, hob and extractor hood, modern bathroom with shower over bath and three well-proportioned bedrooms.

There is private garden to front and driveway parking to side for more than one vehicle. Shared and private areas of rear garden.

This is an excellent opportunity to obtain a three bedroom property of this style and location which will make an ideal family home.

**Entrance Hallway:**

Double glazed UPVC exterior door. Staircase to upper floor accommodation. Useful under stair storage cupboard with power housing central heating boiler and fuse box.

**Lounge/Dining Room:**

Approx. 3.7m x 4.9m. Spacious public room with double glazed window enjoying the open outlook to front. Feature fireplace with living flame gas fire.



**Kitchen:**

Approx. 2.6m x 4.47m at widest point. Fitted with a range of modern floor, wall and drawer units with integral Bosch oven, combi microwave, gas hob and extractor hood. Sink and drainer with mixer tap. Tiling to splashback. Ample work surfaces. Recess for fridge/freezer. Double glazed UPVC door to rear. Double glazed window.

**Bathroom:**

Approx. 2.46m x 1.7m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Chrome ladder style towel rail.





### Upper Floor Accommodation:

**Upper Floor Landing:** Double glazed window to side.

**Bedroom 1:** Approx. 5m x 3.33m. Spacious double bedroom with double glazed window to rear. Double fitted wardrobe which has built-in shelving and power which could also be used as a study area. Walk-in cupboard again with shelving, power, light and radiator (again this could be used as a study area).



**Bedroom 2:**

Approx. 2.87m x 3.85m. Double bedroom with double glazed window to rear.

**Bedroom 3:**

Approx. 2.82m x 3.23m. Double bedroom with double glazed window to rear.

**Outside:**

The front garden is laid to lawn with hedge and herbaceous borders.

Monoblock driveway provides ample off-street parking for more than one vehicle and has gate.

Rear garden has shared and private areas and laid mainly to lawn.





GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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