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Solicitors & Estate Agents

www.machardy.co.uk



**Croft-na-Choille, Golf Road, Northmuir, Kirriemuir, DD8 4PY
Offers Over £210,000**

- **Single storey detached bungalow**
- **Entrance Hall**
- **Living Room**
- **Kitchen**
- **Dining Room**
- **2 Bedrooms**
- **Shower Room**
- **Single detached Garage**
- **Off Street Parking**
- **Front and Rear Gardens**
- **GCH and double glazing**
- **EPC rating: D**

This single storey detached bungalow is situated in the sought after area of Northmuir, Kirriemuir. Close to local amenities and good public transport links to Kirriemuir Town Centre and the surrounding areas. Easy access to schools and the surrounding Angus countryside.

Entrance Porch

Feature front door leading to inner hallway.

Entrance Hallway

Glazed inner door leading to spacious hallway with doors to all accommodation. Ceiling hatch to attic space.

Living Room (4.89m x 3.85m).

Large well proportioned living room with large windows to front. Radiators. Carpeted flooring. Feature fireplace with open fire.

Kitchen (4.98m x 1.90m)

Fully fitted kitchen with a range of wall and base units. Built in storage cupboards. Stainless steel sink and drainer. Double glazed windows. Plumbing for washing machine. Vestibule with rear back door and boiler. Built-in cupboard.

Dining Room (3.99m x 3.41m)

Spacious dining room adjoining the kitchen. Glazed window to rear. Radiator. Carpeted flooring.

Bedroom 1 (4.21m x 3.69m)

Spacious double bedroom with window to rear of the property. Double built-in storage wardrobes. Radiator. Carpeted flooring.

Bedroom 2 (3.67m x 3.33m)

Double Room to the front of the property. Carpeted flooring. Radiator.

Shower Room (2.44m x 1.75m)

To the side of the property with two piece suite and shower within shower room.

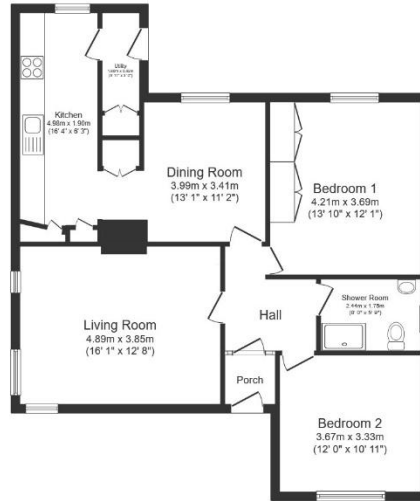
External

Garden

Low maintenance front garden with driveway and off-street parking. Single detached garage. Enclosed large rear garden laid out mainly to lawn and mature shrubs. Timber garden shed.







Floor Plan

Total floor area: 85.5 sq.m. (920 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

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