



A beautifully maintained two-bedroom cottage located in the scenic town of Kirriemuir

 2 Bed  1 Bath  1 Reception

Lindsays are delighted to present 3 West Hill Road, a beautifully maintained two-bedroom cottage in the scenic town of Kirriemuir. Ideally located with easy access to local amenities, this charming home blends traditional character with a modern interior and will appeal to first-time buyers and those looking to downsize. The property benefits from double glazing throughout and an oil-fired central heating.

On entering, a welcoming hallway leads to a modern fitted kitchen and on to the bright, spacious lounge. This impressive living space boasts gorgeous, exposed beams and a striking stone feature fireplace, while patio doors open directly onto the rear patio seating area ideal for enjoying the garden in the warmer months. The accommodation includes two generous double bedrooms. The principal bedroom is well presented and benefits from excellent storage, while the second generously sized double bedroom offers useful cupboard space. Completing the interior is a modern shower room with a chrome towel rail.

To the rear, the deceptively large, fully enclosed and well-maintained garden is laid mainly to lawn with mature planting and flowerbeds, complemented by a chipstone area and patio seating. Parking is available to the side of the property.

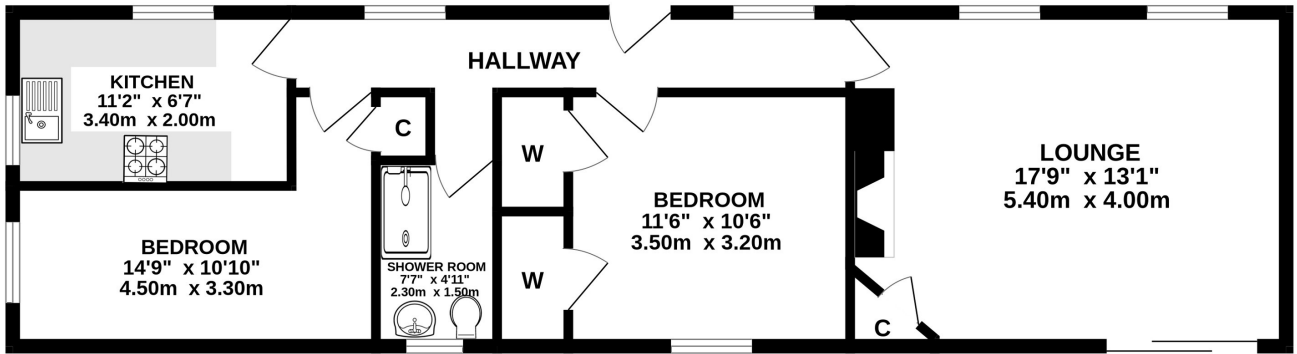
With its character features, modern finish and generous enclosed garden, 3 West Hill Road offers comfortable cottage living in a convenient Kirriemuir location. Early viewing is highly recommended.

Features

- Hallway
- Kitchen
- Lounge
- 2 Double Bedrooms
- Shower Room
- Garden
- Parking
- EPC Rating - E

Offers Over £155,000

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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Situated in the very heart of Angus the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide

a choice of local services, however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.