

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



Parkview East Hill Road, Kirriemuir, DD8 4PQ

- Detached Bungalow
- Extensive Garden Grounds
- Gas Heating & Part Double Glazed
- Entrance Porch and Hallway
- Lounge & Kitchen Dining
- Bathroom & 2 Double Bedrooms
- Driveway and Garage/Workshop
- Large Floored Attic Room

Offers over £160,000

This detached bungalow is set within extensive mature garden grounds in a secluded off street location in the Northmuir district of Kirriemuir. The town centre, Northmuir Primary School and golf course are all within walking distance. Kirriemuir offers a good cross section of services and amenities and has become popular with commuters providing convenient access to the Dundee Aberdeen A90 dual carriageway.

This particular property offers spacious well proportioned accommodation at ground floor level with additional floored attic space with Velux windows. This may be suitable for conversion subject to local planning consents etc.

The subjects whilst in need of some upgrading and modernisation offers excellent potential within a prime plot. Features include gas heating with living flame gas fire in lounge, cavity wall insulation and large kitchen/dining room.

Externally there is a long driveway and parking courtyard with ample space for a number of vehicles and leads to a single garage with workshop/utility. The generous mature garden grounds are well stocked with a range of shrubs, trees and borders and the summerhouse will be included.

Entrance Porch:	10'3 x 7'6 (approx.) Has wood and glazed exterior door. Windows to front and side. Wood and glazed door to reception hallway. Cloak cupboard housing fuse box.
Reception Hallway:	Spacious hallway. Hatch to attic with aluminium pull down ladder. Shelved storage cupboard.
Lounge:	16' x 12'3 (approx.) An excellent sized public room with windows to front and side enjoying a pleasant view over the mature garden grounds. Focal point of room is a living flame gas fire. Doors to hallway and kitchen/dining.
Kitchen/Dining:	18'10 x 11.9 (approx.) Well proportioned room with range of floor, wall and drawer units. Stainless steel sink and drainer. Integral oven and hob. Plumbed for automatic washing machine and dishwasher. Space for large table and chairs. Windows to side and rear. Exterior door.
Bathroom	7'10 x 7'6 (approx.) Three piece suite incorporating WC, wash hand basin and bath. Disabled chair over bath. Window to rear.
Bedroom 1:	12'6 x 10' (approx.) Double bedroom with double window looking to front gardens. 2 fitted wardrobes.
Bedroom 2:	11'10 x 10'2 (approx.) Double Bedroom. 2 fitted wardrobes. Window to rear.
Attic:	Divided into two separate areas with partition wall. Attic room 1 (8.10 x 8'9 approx.) Double Glazed Velux window. Power points. Attic Room 2 (10'2 x 8.9 approx.) Double Glazed Velux window. Shelved storage cupboard. Access into large part floored eaves storage which has light.

- Garage:** Single garage with power and light. Rear workshop with stainless steel sink.
- Gardens:** Extremely generous mature garden grounds laid out in areas of lawn with mature shrubs, trees and planting borders. Long driveway and parking courtyard with ample room for a number of vehicles.
- How to Get There:** From Shielhill Road heading south turn left into the lane at the Northmuir Hall. Take first left and Parkview is the first property on the left.



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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