Property for Sale

End Terraced Stone Built Villa
Vestibule & Hall
Lounge
Dining Room
Kitchen Dining
Cloaks/WC
3 Bedrooms
Bathroom
2 Attic Rooms
Garden, Garage, Outhouse & Greenhouse
Double Glazing & Electric Heating, EPC Band F

3 Kilnbank Lane, Kirriemuir, DD8 4JF

Offers Over £135,000
This charming, end-terraced, traditional villa is located off the Glengate within convenient walking distance of the town centre and all local amenities including shops, schools and public transport. 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, whilst in need of some modernisation will provide spacious accommodation over three floors. The subjects benefit from double glazing, electric heating, dining sized kitchen, downstairs cloaks/WC well proportioned bedrooms on the first floor and two attic rooms.

Externally, there is an enclosed garden accessed across the shared driveway which is laid out in lawn, patio and has brick outhouse and greenhouse. In addition there is a detached garage.

This property offers excellent potential and should be viewed to fully appreciate.

**Entrance Vestibule:** Double glazed UPVC exterior door. Wood and glazed door into Hallway.

**Hallway:** Staircase to upper floor accommodation.

**Lounge:** Approx. 15’5x14’. Spacious public room with double glazed window to front with views towards the Den. Recessed display cupboards. Feature fireplace with electric flame effect fire. Connecting door to rear Hallway and to Dining Room.

**Dining Room:** Approx. 12’10x11’8(at widest points). Another spacious room with double glazed window to front with storage below.

**Kitchen/Dining:** Approx. 16’9x12’3(at widest points). L-shaped room with range of floor, wall and drawer units with tiling to splashback. Double glazed windows to both front and rear.
Cloak/WC: Approx. 5’7x4’8. Two piece suite comprising WC and wash hand basin.

Upper Floor Accommodation:

Landing: Staircase to attic floor.

Bedroom 1: Approx. 14’6x11’2. Spacious double bedroom with double glazed windows to front and side, again with rooftop views towards Kirrie Den and beyond. Wall-to-wall fitted wardrobes.

Bedroom 2: Approx. 9’2x9’. Double glazed window to front.
Bedroom 3: Approx. 11’7x8’9. Double bedroom with double glazed window to front. Recess display cupboard.


Attic Room 1: Approx. 12’6x11’. Double glazed Velux window to front.

Attic Room 2: Approx. 11’x10’6. Double glazed Velux window.


Outside: Shared access from Glengate. Private enclosed area of garden ground bounded by stone built wall and timber fencing, and laid out in areas of lawn, planting borders and patio with brick outhouse and greenhouse. Single garage provides off-street parking.
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.