Property for Sale

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6 Barrie Place, Kirriemuir, DD8 4DN

- Extended Detached Villa
- Lounge
- Luxury Kitchen & Utility Room
- Open Plan Family/Dining Room
- 5 Bedrooms & En Suite Shower Room
- Ground Floor Shower Room
- Family Bathroom
- Gas Central Heating & Double Glazing, EPC C
- Gardens to Front, Side & Rear
- Driveway & Double Garage

Offers over £375,000

This extended detached villa is situated at the end of a cul-de-sac in the popular and most sought after Brechin Road area of Kirriemuir. The town centre and all local amenities and services including shops, Primary and Secondary schools are all within convenient distance. 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 exceptional accommodation over two floors and has been tastefully extended by the present owners. Features include gas fired central heating, double glazing, Bi-fold doors in public rooms, superb designer kitchen with fully integrated appliances and open plan family dining room and separate utility room. There are five bedrooms with en-suite shower room, ground floor shower room and family bathroom.

There is driveway parking and a large double garage with electric door and additional workshop. The gardens to front and rear are mature and well stocked with a range of shrubs with south facing enclosed decking to front, decking to rear with pergola and gate access to Kirriemuir Hill.

This property must be viewed internally to fully appreciate the spacious nature of home together with the open views to rear.

Entrance Hallway:	Staircase to upper floor accommodation. Under stair storage cupboard. Solid oak flooring.
Lounge:	Approx. 6m x 3.7m. Bright and spacious south facing room with focal point of attractive carved wood fire surround on slate hearth, cast iron inset and working fireplace. Bespoke designer bi-fold double glazed doors leading to the decking to front. Solid oak flooring.

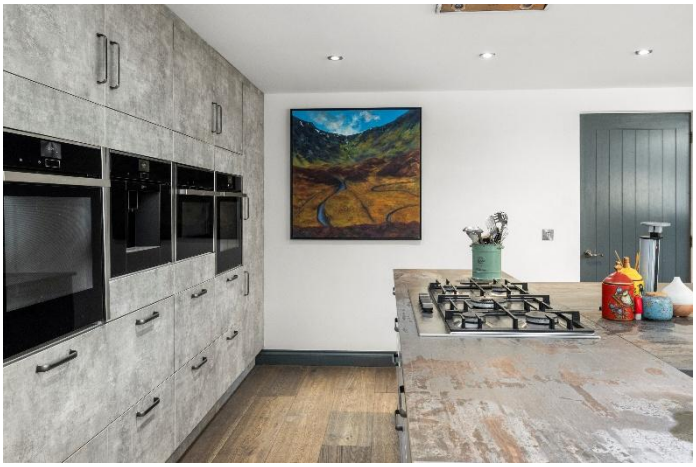






Kitchen: Approx. 4.56m x 4.46m. Open plan to the family/dining room. Fitted with a range of modern designer kitchen units with' heat proof work surfaces. Kährs flooring. Integral Neff appliances including oven, coffee machine, microwave, two ovens, integrated full size fridge, integrated larder, five ring gas hob, extractor hood, hot tap, walnut breakfast bar. Inset downlighters. Door to garage.







Utility Room: Approx. 2.74m x 2.48m. Fitted with modern base and high level storage units. Plumbed for washing machine. Stainless steel sink. Double glazed window. Exterior door. Clothes pulley. Cupboard housing systems boiler and hot water cylinder.

Family/Dining Room: Approx. 8.3m x 3.46m. Open plan to kitchen with breakfast bar divider. Double glazed roof with electric opening windows. Tri-folding four door French doors. Divider of room is a wood burning, double feature stove to the dining area which accommodates a large table and chairs. Double glazed picture window looking to rear.














Shower Room: Approx. 2.51m x 1.4m. Fitted with modern three piece suite comprising WC, wash hand basin with storage below and large shower enclosure. Heated towel rail. Part tiled. Double glazed frosted window to side. Extractor fan.




Study/Bedroom 5/ Family Room: Approx. 3.5m x 3.4m. Currently used by the present owner as a study. Double glazed bespoke French doors. South facing and again leading to the decking to front.




Upper Floor Accommodation:

Upper Floor Landing: Hatch to loft storage space. Double glazed window providing natural light. Shelved airing cupboard.

Principal Bedroom: Approx. 8m (at widest point) x 3.55m. An excellent size double bedroom with double glazed south facing windows to front enjoying rooftop views towards Strathmore. Juliet balcony to rear with double glazed French doors enjoying outlook towards Kirriemuir Hill. Corridor area with walk-in wardrobes to either side.






En-Suite: Approx. 2m x 2.52m. Modern contemporary three piece suite comprising WC, wash hand basin in fitted unit and walk-in shower enclosure. Double glazed velux window. Part tiled.

Bedroom 2: Approx. 4.16m x 2.43m. Double glazed window again with views towards Kirrie Hill. Fitted wardrobe.




Bedroom 3: Approx. 4.5m x 3.11m. Spacious double bedroom with double glazed window to front again south facing. Three door fitted wardrobes.




Bedroom 4: Approx. 3m x 2.6m. Another well-proportioned room with open fitted wardrobes with shelving and handing rail. Double glazed window to rear.




Bathroom: Approx. 1.81m x 2.9m. Modern three piece suite comprising WC, wash hand basin and free standing roll top bath. Part tiled. Extractor fan. Heated towel rail. Fitted bathroom units.




Outside:

There is driveway parking to front for several vehicles leading to the integral double garage with electric door, power, light and internal courtesy door to the kitchen.

The front garden has pebble chip pathways and mature shrubs and trees with grass area to side. South facing decking accessed from lounge and study.

The rear garden is fully enclosed laid out in areas of lawn, patio and pond, large decking accessed from the kitchen/family dining, pergola, all screened by mature shrubs and climbing plants against stone built wall with gate access to Kirrie Hill. Ideal for dog walks!

GROUND FLOOR
1527 sq.ft. (141.8 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.

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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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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