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5 Hillrise, Northmuir,
Kirriemuir, DD8 4JR







Spacious and well presented three-bedroom family home in a peaceful Northmuir cul-de-sac

3 Bed | 1 Bath | 1 Reception

Situated within a quiet cul-de-sac in the popular Northmuir area of Kirriemuir, this deceptively spacious three-bedroom family home offers well proportioned accommodation, excellent storage and a private, low maintenance garden, making it an ideal choice for families and first-time buyers alike.

Conveniently located beside Northmuir Primary School, with a bus stop at the end of the street and local amenities close by, the property enjoys a highly practical setting for everyday family life.

The accommodation is entered via a welcoming hallway with excellent storage and a useful ground floor WC. The spacious kitchen/diner is fitted with a good range of wall and base units, providing ample cupboard and worktop space, with room for family dining. The white goods are included in the sale (no warranties provided). The bright and generously sized lounge benefits from patio doors, allowing an abundance of natural light and providing direct access outside.

Upstairs, the landing offers further storage and leads to three well proportioned double bedrooms, all featuring built-in storage. A modern shower room completes the accommodation.

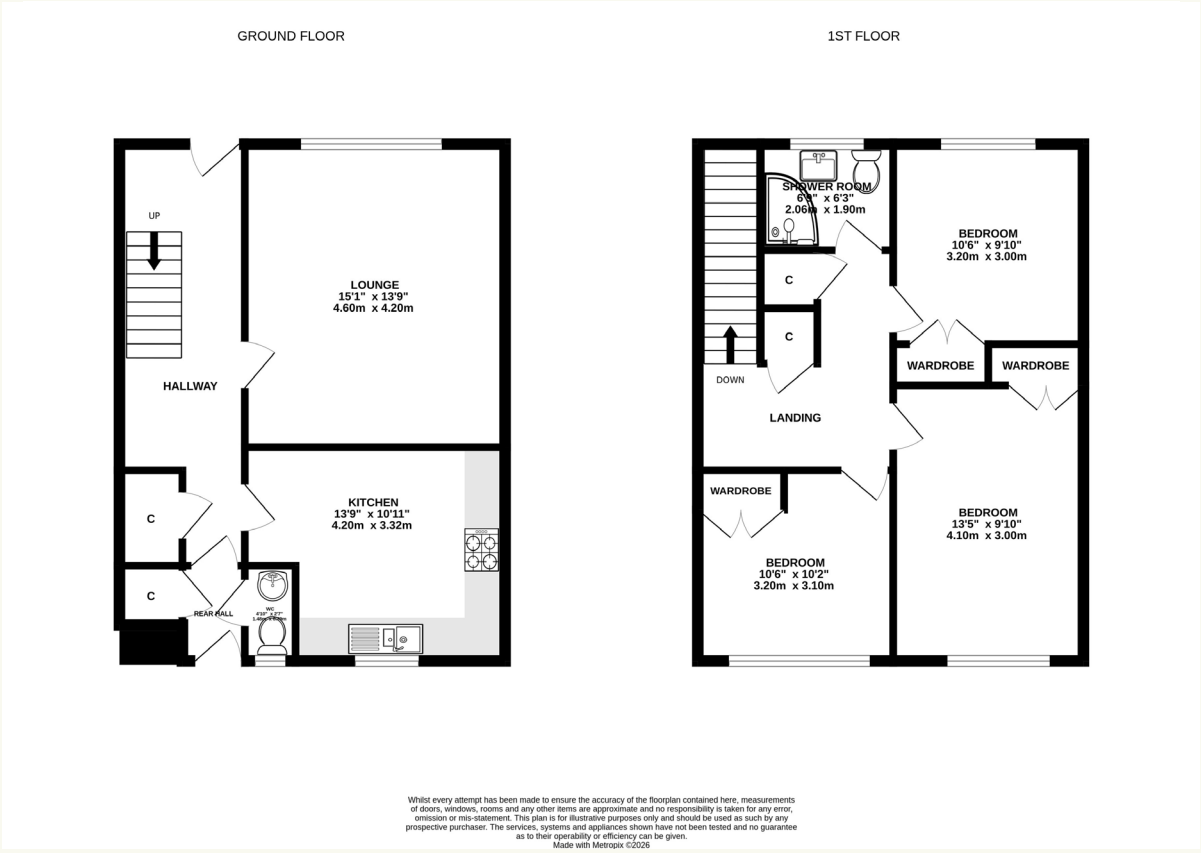
Further benefits include double glazing, gas central heating and a floored attic, providing additional storage space. Included within the sale are all fitted floor coverings, blinds and light fittings.

Externally, the front of the property features a driveway providing off-street parking alongside a neatly maintained lawn. To the rear is a fully enclosed, low maintenance garden incorporating a patio area, lawn, chipstone bedding and a garden shed, which is also included in the sale.

Features

- Hallway
- WC
- Kitchen/Diner
- Lounge
- Three Double Bedrooms
- Shower Room
- Driveway
- Garden
- EPC Rating C

Offers Over £130,000



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 Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

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.