Property for Sale

Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



20 Stiven Crescent, Kirriemuir, DD8 4JN

- Detached Dwelling House
- Vestibule
- Garden Room & Conservatory
- Lounge
- Kitchen Dining
- Ground Floor Family Bathroom
- 3 Bedrooms & En Suite
- Gas Central Heating & Double Glazing, EPC C
- Driveway Parking & Integral Garage
- Corner Plot, Gardens Front, Side & Rear

Offers over £260,000

This beautifully presented detached one and a half storey villa is situated in a sought after residential location within walking distance of all local amenities and services including Primary and Secondary schools, Golf Course and the town centre. 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 spacious and well-proportioned accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing with French doors, dining size kitchen, ground floor bathroom, 3 double bedrooms with one having en-suite shower room. In addition, there is a conservatory to rear which is open plan to the garden room/dining hallway.

There is driveway parking for several vehicles leading to the integral garage which is currently converted into a climbing room but could be easily reinstated to garage use.

The corner plot is laid out to lawn with mature shrubs and trees. The fully enclosed rear garden has artificial grass and enjoys a degree of seclusion and privacy and has raised decking.

This is an excellent example of the house style which must be viewed internally to fully appreciate.

Entrance Porch:	Approx. 3.14m x 1.6m. Double glazed window. Exterior door. Split pane bevel glass door with glazed side panels into garden room and hallway.
Garden Room/ Dining Hallway:	Approx. 3.25m x 2.77m. Open plan to hallway with feature arch to conservatory. Internal courtesy door to the garage.








Conservatory: Approx. 4.13m x 3.31m. Open plan to the garden room. Double glazed windows and door to the rear garden.

Hallway: Staircase to upper floor accommodation. Useful under stair storage cupboard.

Lounge: Approx. 3.46m x 6.23m (at widest and into bay window). Excellent size public room with double glazed bay window to front. Split pane bevel glass double doors to hallway. Focal point is an attractive feature fire surround with marble inset and hearth and wood burning stove. Feature open plan arch to kitchen/dining.






Kitchen/Dining: Approx. 5.36m x 2.65m. Fitted with a range of floor, wall and drawer units with integral hob and extractor hood. Plumbed for washing machine. Space for further appliances. Tiled to splashback. Double glazed exterior door. Double glazed French doors. Space for large table and chairs.






Bathroom: Approx. 2.62m x 1.7m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Double glazed frosted window to rear. Extractor fan.





Bedroom 3: Approx. 3.75m x 2.45m. Double bedroom at ground floor level with double glazed window to front

Upper Floor Accommodation:

Upper Floor Landing: Leads to bedrooms 1 and 2.

Bedroom 1: Approx. 4.47m at widest x 3.15m. Spacious double bedroom with double glazed window to rear. Built-in wardrobes. Further storage cupboard.









En-Suite Shower Room: Approx. 1.65m x 1.62m. Three piece suite comprising WC, wash hand basin and shower cubicle. Part tiled. Extractor. Double glazed Velux window.

Bedroom 2: Approx. 2.57m x 3.98m. Another double bedroom with double glazed window to front with rooftop views over the town towards Strathmore.





Outside: The property occupies a corner plot with driveway parking to front leading to the integral garage.

Front and side gardens are laid to lawn and well stocked with mature shrubs and trees.

The rear garden is enclosed and screened by mature hedging providing a degree of seclusion and privacy. Artificial grass areas, lawn and raised decking.

Garage: Up and over door and is currently laid out with artificial climbing wall and could be used as a gym, office, playroom etc. and easily reinstated to garage use by removal of climbing wall, if required.









GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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.
Made with Metropix ©2026

tspc.co.uk Make it your home page

pspc All you need

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.

Forfar Office:
27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:
7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com