Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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23 Grampian Crescent, Northmuir, Kirriemuir, DD8 4TW

- Detached Villa
- Hallway
- Lounge
- Kitchen
- Bathroom
- Dining Room/ Bedroom 4
- 3 / 4 Bedrooms
- Gas Central Heating & Double Glazing, EPC C
- Driveway & Single Garage
- Gardens to Front & Rear & Shed

Offers over £200,000

This detached family villa is situated in a cul-de-sac in the popular Northmuir District of Kirriemuir and is within walking distance of Northmuir Primary School, the Golf Course, town centre, public transport and all local amenities. 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 will make an ideal family home at an affordable price and benefits from gas fired central heating, UPVC double glazing with replacement doors and internal oak doors.

Externally there is driveway parking for several vehicles leading to the single garage. The garden to front is laid to lawn and the south facing rear garden is generously proportioned and has a timber shed.

This is an excellent opportunity to obtain a spacious home in the Northmuir area of Kirriemuir, and viewing is essential to fully appreciate.

Entrance Hallway: Double glazed UPVC exterior door, staircase to upper floor accommodation, with 2 under stair storage cupboards and maple flooring with built in shoe drawer. Further shelved linen cupboard.

Lounge: Approx. 4.53m x 3.32m. A spacious public room with double glazed window to front. Split pane oak door to hallway.







Kitchen: Approx. 2.8m x 3m. Fitted with a range of floor, wall and drawer units, electric cooker connection, extractor hood, plumbed for dishwasher and washing machine. Tiled to splashback. Double glazed UPVC exterior door and windows to rear and side. Wall mounted central heating boiler.




Dining Room / Bedroom 4: Approx. 3m x 3.7m. Currently used as a dining room and has double window to rear.




Bedroom 3: Approx. 2.82m x 2.95m. A well-proportioned bedroom at ground floor level having double glazed window to front.




Bathroom: Approx. 2m x 1.98m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Part tiled, extractor fan. Double glazed frosted window to rear.





Upper Floor Accommodation:

Upper Floor Landing: Has large walk-in storage cupboard, also housing hot water tank.

Bedroom 1: Approx. 3m x 3.23m. Spacious double bedroom with double glazed window to front, with roof top views over the town towards the Angus Glens. Eaves storage.





Bedroom 2: Approx. 3m x 3.28m. Another double bedroom with double glazed window to rear.



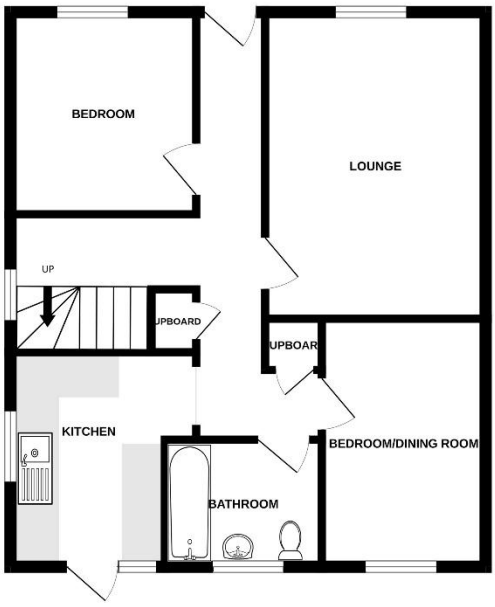


Outside: The property occupies a generous sized plot with driveway parking to front with ample space for several vehicles and leading to the garage. The front garden is laid to lawn with shrubs and screened by mature Laurel hedging.
The rear garden is generously proportioned and laid out to lawn and with a large timber shed.

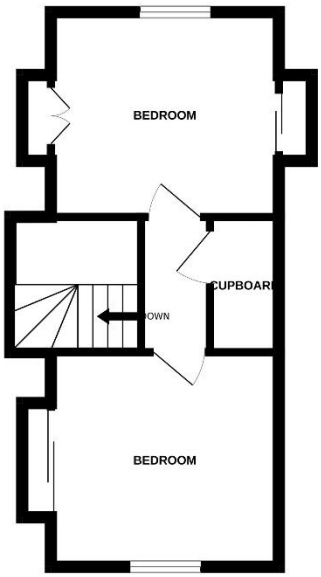




GROUND FLOOR



UPPER FLOOR



23 GRAMPIAN CRESCENT KIRRIE

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.

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