

1 Wilkies Land, Kirriemuir, Angus, DD8 4HJ



Offers Over £125,000

This charming semi-detached cottage is situated in the heart of the Angus town of Kirriemuir. This two-bedroomed property is in immaculate, walk-in condition and has the ability to make a good family home, first time buy or investment property. The property is within Kirriemuir town centre where a range of amenities can be found. It is also well placed for commuting further afield. The property also benefits from off road parking for a couple of cars, shared access to courtyard, enclosed rear garden, outbuildings and shed.

Accommodation comprises:- Living Room, Kitchen, 2 Bedrooms, Shower Room.

Outside:- Externally there is a shared Courtyard area, the property has its own enclosed “suntrap of a garden”, which is laid out with a drying green, mature shrubs, pots, patio area and gravel, all which are easily maintained, a shed and out buildings are also included. There is also off-street parking for a few cars.

Gas central heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET
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Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH

UPVC door into hall giving access to all rooms. Carpeted flooring, radiator, loft access and electric meter housed in cupboard. Radiator and carpeted flooring.



KITCHEN (3.98m x 3.12m)

Well presented fitted kitchen, with integrated hob, oven and hood. Washing machine, space to dine. Vinyl flooring, radiator and window to the rear.



LIVING ROOM (4.60m x 3.64m)

Large bright living room with window to the front. Feature electric fire with surround. Carpeted flooring and radiator.



SHOWER ROOM (2.46m x 1.94m)

Modern shower room with large walk in shower, WC, vanity unit under sink, wet walled and tiled. Vinyl floor, large towel radiator and window to rear.



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MASTER BEDROOM (5.00m x 2.87m)

Large double room with cupboard housing the boiler. Radiator, carpeted floor, window to rear.



BEDROOM TWO (3.75m x 2.30)

Another double room with large walk-in wardrobe, carpeted flooring, radiator and window to front



OUTSIDE

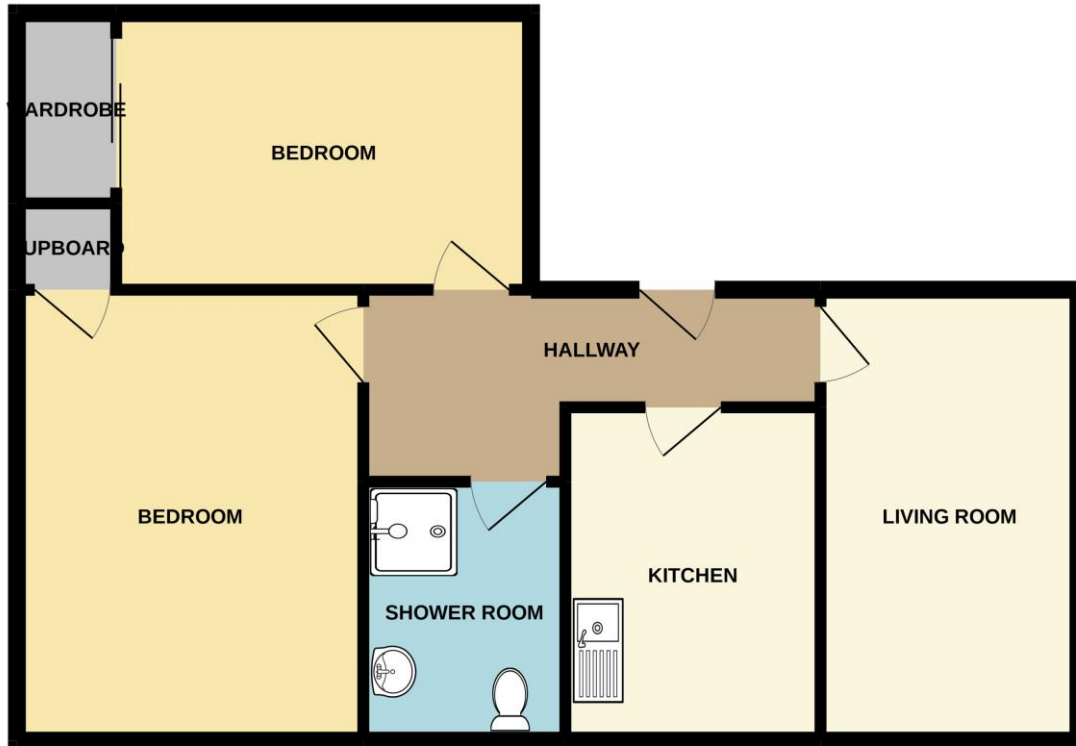
The property has a shared courtyard, 2 outbuildings, an enclosed private garden laid with gravel, patio area, mature shrubs and a drying green. There is off street parking located at the rear of the property.



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GROUND FLOOR



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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VIEWING: By appointment with the subscribers,
MacHardy, Alexander & Whyte, 01307 463593

ENTRY: By negotiation

**Whilst these particulars are believed to be correct
they are not warranted and do not form part of any Contract.
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