

61 Rowan Avenue, Northmuir, Kirriemuir, Angus, DD8 4TB
CLOSING DATE 12 NOON 9TH NOVEMBER 2021



Offers Around £210,000 Home Report Available

This well-presented, move-in condition detached family house is located in a sought-after area within in the Angus town of Kirriemuir. With easy access to the A90 for travel to Dundee or Aberdeen, the house benefits from a quiet location in proximity to Northmuir Primary School and is within walking distance of the town centre and amenities. The property also benefits from off street parking and garage.

Accommodation comprises:- Living Room, Kitchen, Utility Room, 4 Bedrooms, Family Bathroom.

Outside:- Drive-way with space for a couple of cars leads to a single garage. The easily maintained front garden is laid with gravel and small border. The rear garden is laid out with a lawn, borders, shrubs and a patio area.

Gas fired central heating, Double Glazing, Energy Performance Rating:- C



71 CASTLE STREET
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Fax (01307) 468507
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Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH (1.27m x 108m)

UPVC front door with glazed door to split-level Living room.

LIVING ROOM (5.83m x 5.43m)

Large bright split-level room with feature electric fire and surround, Carpeted flooring, radiator, doors off to hall, kitchen and bedroom1/Dining Room.



BEDROOM 2/DINING ROOM (3.30m x 3.09m)

Nice bright room to the front of the house, carpet flooring and radiator.



KITCHEN (2.46m x 2.88m)

Fitted kitchen with built-in double oven, hob, extractor, fridge and dishwasher. Vinyl flooring, floor fan heater, window to side, door to utility room.



UTILITY ROOM (2.47m x 1.68 m)

Wall and base units, sink, and worktop, space for, window to side, vinyl flooring and radiator. UPVC double glazed door to driveway with access to rear garden.



HALL OFF LIVING ROOM

The L-shaped hallway provides access to 3 bedrooms and family bathroom. 2 x storage cupboards, one housing gas boiler, access to loft, carpet flooring and radiator.



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BATHROOM (2.47m x 1.68m)

Family bathroom with bath/shower over, WC, sink with vanity base. Vinyl flooring, radiator and window to the side.



BEDROOM 3 (2.64m x 2.51m)

Single room with built in wardrobes, window to the rear, carpeted flooring and radiator.



MASTER BEDROOM (4.05m x 2.83m)

Double room to the rear with built-in mirrored wardrobes, carpeted flooring, radiator and window to the rear.



BEDROOM 4 (m x m)

Double room with built in wardrobes, window to the rear, carpeted flooring and radiator.



OUTSIDE

There is a gravel driveway for a couple of cars which leads to a single garage. The front garden is laid out with gravel and a side border. The rear enclosed garden has a lawn, borders, shrubs, patio area, rotary dryer and outside storage.



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GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 plan is not to scale and applicants should refer to the floor plan and measurements of the property for more details. Made with Metagix ©2012

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

ENTRY: By negotiations



Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.

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