

41 Thrums Gardens, Kirriemuir, Angus, DD8 5DU



Offers Over £90,000

End-terraced villa dwelling house in established residential area of Kirriemuir. This two-bedroomed property, whilst in need of a degree of modernisation, would make a good family home, first time buy or investment property. 41 Thrums Gardens is close to Webster's High School and Southmuir Primary School and within walking distance of Kirriemuir town centre where a range of amenities can be found.

Accommodation comprises:- Living Room, Kitchen, 2 Double Bedrooms, Bathroom.

Outside:- Low maintenance front and rear gardens. Front laid in shrubs, rear set in slabs with gravel area and shed.

Electric heating, Double Glazing, Smoke and Heat Alarms compliant with new legislation. Energy Performance Rating:- E.



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

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE HALL

Entrance via UPVC glazed door, window to side. Hallway with Living Room and Kitchen off. Stairs to first floor. Laminate flooring, storage heater, large cupboard housing electricity meter.



KITCHEN (3.60m x 2.90m)

Fitted kitchen with wall and base units, integrated electric oven, hob and extractor hood. Vinyl flooring. Access to rear hallway, storage cupboard. Door to rear garden.



LIVING ROOM (5.19m x 3.34m)

Bright room with dual aspect windows to front and rear. Added electrical sockets. LED lighting.



FIRST FLOOR

Landing with storage cupboard, storage heater, access to loft.

BEDROOM ONE (4.35m x 3.32m)

Double room with x 2 storage cupboards, (one walk in). Window to front. LED lighting.



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BEDROOM TWO (3.30m x 4.32m at longest)

Double room with storage cupboard, window to front. LED lighting.



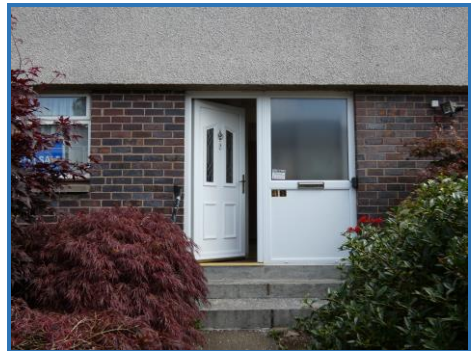
BATHROOM (1.85m x 1.91m)

WC and sink, bath with electric shower over. Window to rear, tiled flooring. LED lighting.



OUTSIDE

Motion sensor lighting to front pathway. Low maintenance front and rear gardens. Front laid in shrubs, rear set in slabs with gravel area and shed. Pathway to rear. Off street parking to side of property.



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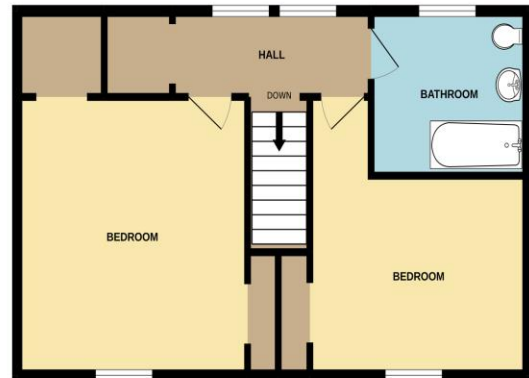
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GROUND FLOOR



1ST 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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