

## 7 Marnie Park, Northmuir, Kirriemuir, Angus, DD8 4TR



**Offers Over £230,000**

Detached chalet-style dwellinghouse situated within popular residential area of Kirriemuir. This well-maintained three/four-bedroomed property would make a fantastic family home. 7 Marnie Park benefits from a single garage, driveway parking for several cars, solar panels and an enclosed rear garden. Northmuir Primary School is within walking distance. 7 Marnie Park is also well placed for commuting further afield.

Accommodation comprises:- Living Room, Dining Room/Fourth Bedroom, Kitchen, Family Bathroom, Shower Room, x 3 Double Bedrooms.

Outside:- Front: mainly laid to lawn with a shrub border; driveway leading to single garage. Rear: private rear garden with shrubs, lawn and borders, potting shed and patio area.

Gas Central Heating, Double Glazing. Energy Performance Rating:- B C/Tax Band:- E



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE PORCH

Composite door into front porch. Glazed internal door into hallway. Stairs to first-floor. x 3 storage cupboards in hall, carpeted flooring and radiator. Burglar alarm control box. Window to side.

## LIVING ROOM (5.22m x 3.61m)

Spacious, bright living room with large window to front. Carpeted flooring and x 2 radiators. Lovey view out to the hills beyond.



## DINING ROOM/FOURTH BEDROOM (3.07m x 3.57m)

Dining room or further bedroom. Window overlooking rear garden. Radiator and carpeted flooring.



## KITCHEN (5.06m x 2.52m)

Fitted kitchen with wall and base units, integrated double oven, gas hob and extractor hood. Space for table and chairs. Window to rear. Radiator and vinyl flooring. Door to rear garden.



## SHOWER ROOM (1.37m x 2.51m)

Walk-in shower, W/C and w/h basin. Window to side. Carpeted flooring and radiator.

## BEDROOM ONE (2.97m x 3.15m)

Double room with window overlooking front garden. Radiator and carpeted flooring



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## First Floor

Stairs to first floor. Large walk in cupboard at top of stairs giving access to eaves.

## BEDROOM TWO (3.43m x 3.36m)

Double bedroom with window to front. View to the hills beyond. Built-in mirrored wardrobes. Radiator and carpeted flooring.



## MASTER BEDROOM (3.43m x 3.78m)

Double bedroom to rear with window overlooking rear garden. Built-in wardrobes. Radiator and carpeted flooring.



## FAMILY BATHROOM (2.02m x 1.70m)

Suite comprising WC, w/h basin and bath with electric shower over. Carpeted flooring, and radiator. Velux window.



## OUTSIDE

Enclosed rear garden with shrubs, lawn, vegetable plot, borders and patio area. Potting shed. Rotary clothes dryer. The front is mainly laid to lawn with a shrub border.



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
forfar@machardy.co.uk

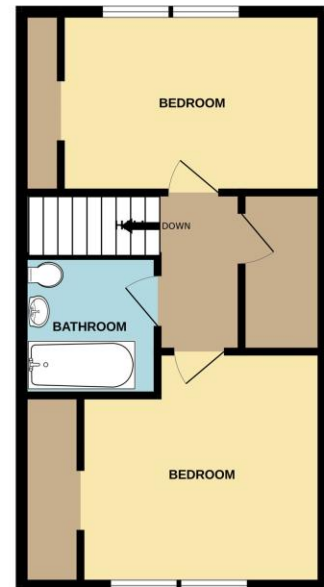
Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

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.  
Made with Metropix 62023

**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.  
Measurements and plans given are approximate and are for information only.**



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
forfar@machardy.co.uk

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

**MACHARDY, ALEXANDER & WHYTE, W.S.**



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)

Website: [www.machardy.co.uk](http://www.machardy.co.uk)