

8 Parkhill Place, Northmuir, Kirriemuir, Angus, DD8 4TA



## Offers Around £215,000

Detached bungalow situated in the popular Angus town of Kirriemuir. This three bedroom property, whilst in need of a degree of updating, has the ability to make a fantastic family home and benefits from a single garage, driveway, easily maintained front and rear gardens, a potting shed and summerhouse. Known as the gateway to the Glens, Kirriemuir offers a range amenities and leisure activities and is well placed for commuting further afield. The property is within walking distance to Northmuir Primary School.

Accommodation comprises:- Living Room, Dining Room, Kitchen, Family Bathroom, 3 Bedrooms, En-Suite and Sun Room.

Outside:- Externally there is an easily maintained front garden. The rear garden is laid in gravel with shrubs and borders, shed and summer house and patio area.

Gas Fired Central Heating, Energy Performance Rating:- C C/Tax Band:- E



71 CASTLE STREET  
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE PORCH

The front door opens into a porch area which benefits from parquet flooring. A glazed internal door leads into a L shaped hallway with all rooms accessed off it. There is a storage, radiator and access to the loft.

## LIVING ROOM/DINER (7.83m x 4.36m at widest)

Spacious, bright living room with large window to the front. Feature electric fire, radiator, Dining Area, window to the side, radiator. Sliding doors through to Sun Room and door to Kitchen.



## SUN ROOM (4.00m x 3.00m)

Spacious sun room to the rear of the property, 3 x radiators. Patio doors out to rear garden.



## KITCHEN (3.80m x 2.40m)

Fitted kitchen with wall and base units. Integrated electric oven, gas hob and extractor hood. There is space for appliances. Storage cupboards, one housing boiler. Window to rear, tiled flooring. Back door to rear garden and door to hallway.



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## **BATHROOM** (3.00m x 1.60m)

Family bathroom with, WC, bath and sink. Radiator, window to rear.



## **BEDROOM TWO** (3.00m x 3.30m)

Double bedroom to the rear with window. Built-in bedroom furniture. Radiator and 2 x storage cupboards.



## **MASTER BEDROOM** (3.64m x 3.78m)

Double room to the front with window. Built-in bedroom furniture. Radiator and storage cupboard.



## **BEDROOM THREE** (3.60m x 2.35m)

Single bedroom to the front with window. Radiator, storage cupboard.



## **EN SUITE** (2.26m x 1.20m)

Walk-in shower, WC, sink, expel air wall fan heater and window to the side.



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## OUTSIDE

The low maintenance front garden is laid in gravel with borders with shrubs. Driveway for several vehicles, a carport and single garage with water and electricity. The rear garden is also low maintenance, laid with gravel and shrubs. There is a patio area, summer house, potting shed and rotary dryer.



GROUND FLOOR



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



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