

39 Sunnyside, Kirriemuir Angus, DD8 5DR



Offers Over £170,000

Semi-detached cottage situated in a popular residential area in the Angus town of Kirriemuir. This three-bedroom property is well maintained and has the ability to make a fantastic family home. The property is within walking distance of Southmuir Primary and Websters High School and is also well placed for commuting further afield. The property also benefits from a large enclosed garden and 2 potting sheds.

Accommodation comprises:- Living Room/Dining Room, Modern Kitchen, Bathroom, 3 Bedrooms, floored loft.

Outside:- Externally there is an enclosed private rear garden, with shrubs, lawn and borders, 2 x potting sheds, (please note the drying green poles will not be left).

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



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

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE PORCH

Wooden door takes you into the large open hallway with all rooms off. There are 2 x storage cupboards in the hall, laminate flooring and 2 x radiators, access to floored loft through hatch .



KITCHEN (3.12m x 2.77m)

Modern fitted kitchen with all appliances integrated as follows:- Extractor, Gas Hob, Oven, Micro-wave, Washing machine, Slimline dishwasher, Fridge Freezer. Vinyl flooring, radiator and window to side.



LIVING ROOM/DINER (6.47m at widest x 6.18m at longest)

Spacious, bright L-shaped Living Room/Diner with large window out to the garden. Feature fireplace with gas fire. Radiator and carpeted flooring, window to side also.



BATHROOM (2.33m x 1.64m)

Family bathroom with build-in vanity unit under sink, WC, Bath with shower over. Vinyl flooring, towel radiator and Expelair extractor fan.



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MASTER ONE (3.76m x 3.29m)

Large double room to the front with window to the rear. Built-in mirrored wardrobes x 2, Radiator and laminate flooring



BEDROOM TWO (3.64m x 3.36m)

Double bedroom to the side with window, built-in mirrored wardrobes. Radiator and carpeted flooring.



BEDROOM THREE (3.29m x 3.38m)

Double bedroom with window looking to the rear. Radiator and carpeted flooring.



OUTSIDE

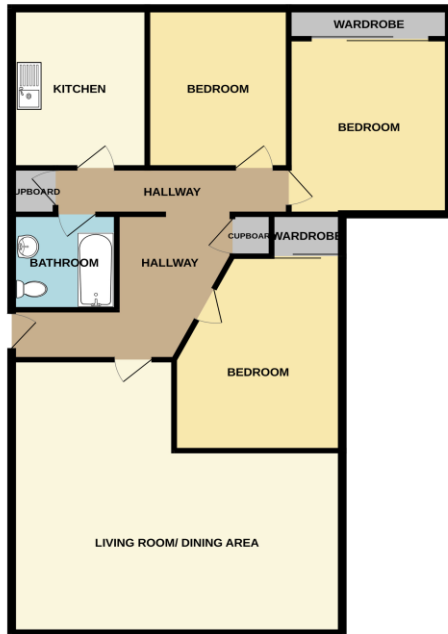
Enclosed rear garden laid with shrubs, plants and lawn, there are 2 x potting sheds. Parking is available.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-quotations. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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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