MACHARDY, ALEXANDER & WHYTE, W.S.

Dunrobin, 5 Dunnichen Road, Kingsmuir, DD8 2RQ

Offers Above £320,000 Home Report Available

Substantial detached dwellinghouse situated within the village of Kingsmuir. This four bedroom house has been appointed to a very high standard and offers spacious family accommodation over 2 floors. It benefits from a large rear garden together with off street parking and a double garage. Kingsmuir lies approximately 1 mile South East of Forfar and is well placed for commuting to Aberdeen (55 miles), Perth (37 miles) and Dundee (15 miles).

Accommodation comprises:- Ground Floor; Living Room, Lounge, Dining Room, Kitchen, Utility Room and downstairs WC. First Floor; Four Bedrooms, Bathroom, Shower room.

Double glazing, oil central heating. Energy Performance Rating:- F

71 CASTLE STREET
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GROUND FLOOR

ENTRANCE HALL

The front door to the house opens onto an entrance porch area with glazed door to the main hall. The hall gives access to the ground floor accommodation and Cloakroom.

FRONT LIVING ROOM (4.26m x 3.79m)

Good sized, attractive living room with large bay window to the front with venetian blinds. Open fire with surround and hearth. Fitted carpet, built in cabinet for DVDS etc. TV point, wall lights, period style radiator.

DINING ROOM (4.27m x 3.80m)

Large bay window to front with venetian blinds. Open fire with surround and hearth. Ceiling light fitting, fitted carpet. Period style radiator.

KITCHEN (3.08m x 2.81m)

High quality modern fitted kitchen. Space for table and chairs, window to rear with roll blind, lino flooring, built in NEF combined oven / microwave, “cyclotherm” oven, hob with extractor hood, dishwasher, double height fridge.

LOUNGE (5.73m x 4.12m)

Large, bright living room. Bay windows to side, patio doors to the garden. Fitted carpet, gas fire, radiator, TV Point.

DOWNSTAIRS WC (1.93m x 1.28m)

WC, sink, mirror with concealed shaver point and light. Window to side with timber venetian blinds, tiled floor.

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UTILITY ROOM
Fitted wall and base units, black granite sink, built in NEF Freezer, laminate flooring, door to rear porch. Door to boiler / laundry room (Worcester oil boiler). Plumbing for washing machine.

FIRST FLOOR

The stair leads to an attractive landing area giving access to all first floor rooms. Linen cupboard off.

MASTER BEDROOM (4.84m x 4.11m)
Large master bedroom with windows to side and large window to rear. Large built in wardrobe, dressing room off. Fitted carpet, feature ceiling light and spotlights, TV point, Telephone point, radiator.

BATHROOM (2.42m x 1.77m)
Fully tiled bathroom with jacuzi bath with LED lights, WC, sink. Opaque window with venetian blind. Mirror with concealed shaver point and light.

BEDROOM TWO (3.79m x 3.87m at widest point)
Good sized double bedroom with window to front with roll blind. Mirrored wardrobe, fitted carpet, radiator, attractive ceiling light fitting.

BEDROOM THREE (3.14 x 2.72m)
Single bedroom with window to front, mirrored wardrobe with shelving, phone point.

BEDROOM FOUR (3.86m x 3.79m)
Another good sized double bedroom with window to front with roll blind. Recess for wardrobe, fitted carpet, radiator.

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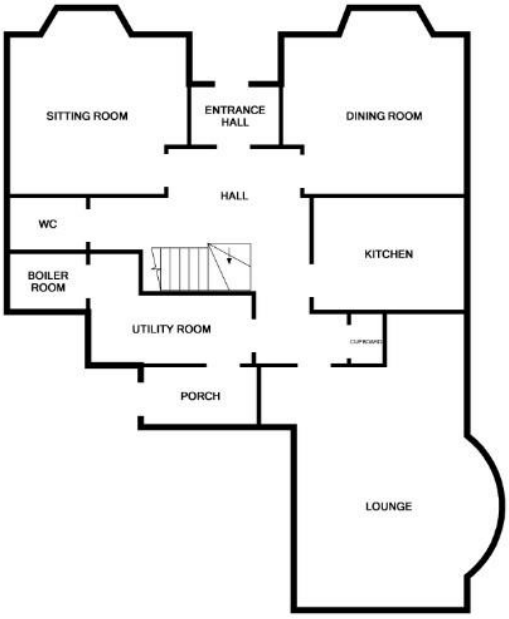
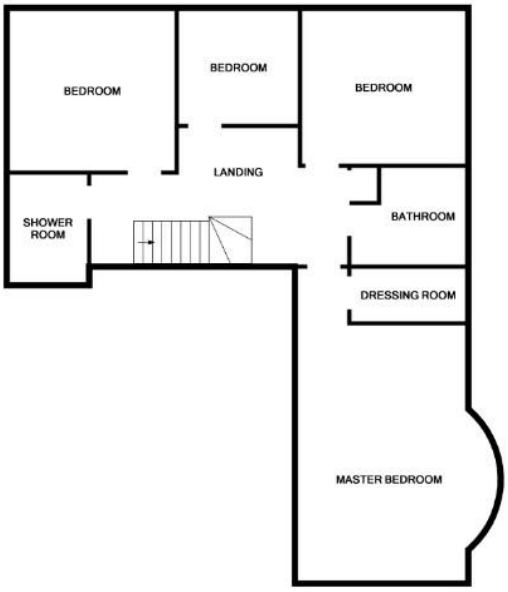
SHOWER ROOM (2.50m x 1.92m)
Shower unit with electric shower, heritage WC and sink. Window with venetian blinds. Mirror with concealed shaver point and light. Fully tiled with Porcelanosa tiles.

OUTSIDE
To the rear of the house there is a large garden with established planting and an open lawn. There is also a paved patio area adjacent to the lounge. The property also benefits from a driveway and double garage with concealed 1500 litre plastic oil tank.



GROUND FLOOR



1ST FLOOR

NOTES: The chandelier light in the downstairs hall is not included in the sale.

ENTRY: By negotiation.

VIEWING: By appointment with the Subscribers, Messrs MacHardy Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG, Tel: 01307 463 593

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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