



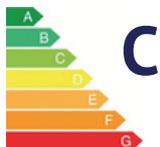
**14B PARKHILL PLACE, NORTHMUIR,  
KIRRIEMUIR, DD8 4TA**

**DETACHED BUNGALOW**



### Key Features

- Set within a very desirable quiet location.
- A generous size bungalow set within a large plot.
- Gas central heating & Double glazing.
- Stunning, easy to maintain, mature gardens with driveway providing off street parking leading to a detached garage.
- Summerhouse & greenhouse.



OFFERS OVER  
**£210,000**

# Property Description

This deceptively spacious DETACHED BUNGALOW is situated within the popular Northmuir area of Kirriemuir and viewing is highly recommended to appreciate the size and style of accommodation on offer. Set within a popular residential area this delightful bungalow is surrounded by a well stocked mature garden grounds. There are local shops and primary schooling close at hand while the town of Kirriemuir offers a range of shops and services as well as secondary schooling. There are good transport connections to the surrounding areas and beyond while the nearby A90 dual carriageway connects to the cities of Dundee and Aberdeen. The property offers bright spacious rooms and has the advantage of gas central heating and double glazing. Outside the property is surrounded by easily maintained immaculately laid out gardens with a large driveway providing parking for several cars which leads to the detached garage. The front garden laid out neatly with a lawn, established flower beds and shrubs. To the rear the garden has been thoughtfully laid out with a sunny seating area, well positioned summerhouse and to the side there is a greenhouse, raised vegetable beds and tubs with fruit bushes. There is also an outside water tap and power point.

## ACCOMMODATION:

Vestibule, Hallway, Lounge, Dining Kitchen, 3 Bedrooms with master en-suite & Family Bathroom.

## VESTIBULE:

A welcoming entrance into this home with a glass panel door from here leading into the hallway.

## HALLWAY:

With a shelved storage cupboard, access into the partly floored loft with light, and two radiators.

## LOUNGE:

Approx. 13'8 x 15'8. A bright spacious lounge with front facing window overlooking the garden. There is a feature gas fire set on a marble hearth with marble inlay and wooden fire surround, TV and telephone points and two radiators.

## DINING KITCHEN:

Approx. 13'8 x 17'8. A feature of this home is this well-appointed kitchen with dining area. The kitchen is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is an electric oven, gas hob with an extractor hood above, and space for a fridge freezer. The dining area has ample room for a table and chairs, an Expelair, a TV point, two radiators, and has a rear facing window offering a delightful outlook into the rear garden.

## UTILITY ROOM:

Approx. 5'4 x 5'9. Conveniently located off the dining kitchen, the utility is fitted with base units incorporating a stainless steel sink with mixer tap. There is plumbed space for an automatic washing machine, wall mounted gas central heating boiler, an Expelair and radiator. A rear door gives access into the garden and initial sunny patio area.



**BEDROOM 1:**

Approx. 10'10 x 10'4. A spacious master bedroom with a delightful outlook into the rear garden. There is a double shelved and hanging wardrobe, ample room for furnishings, TV point and a radiator.

**EN-SUITE:**

Approx. 3'9 x 7'9. Fitted with a 2 piece white suite and a separate shower cubicle housing an electric shower. There is tiling to the shower and wash hand basin, bathroom fitments, Expelair, a rear facing window, and a radiator.

**BEDROOM 2:**

Approx. 10' 8 x 10'9. A delightful well proportioned double bedroom which overlooks the front of the property with a double shelved and hanging wardrobe, and a radiator.

**BEDROOM 3:**

Approx. 10'2 x 10'9. Front facing double bedroom with ample room for furnishings, and a radiator.

**FAMILY BATHROOM:**

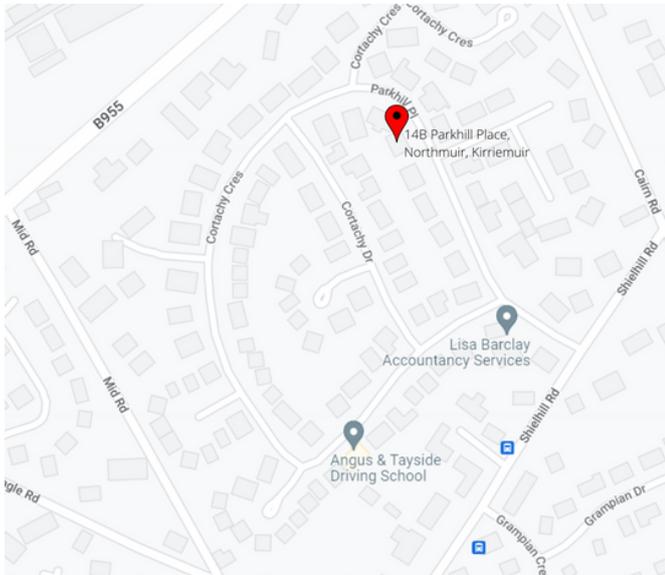
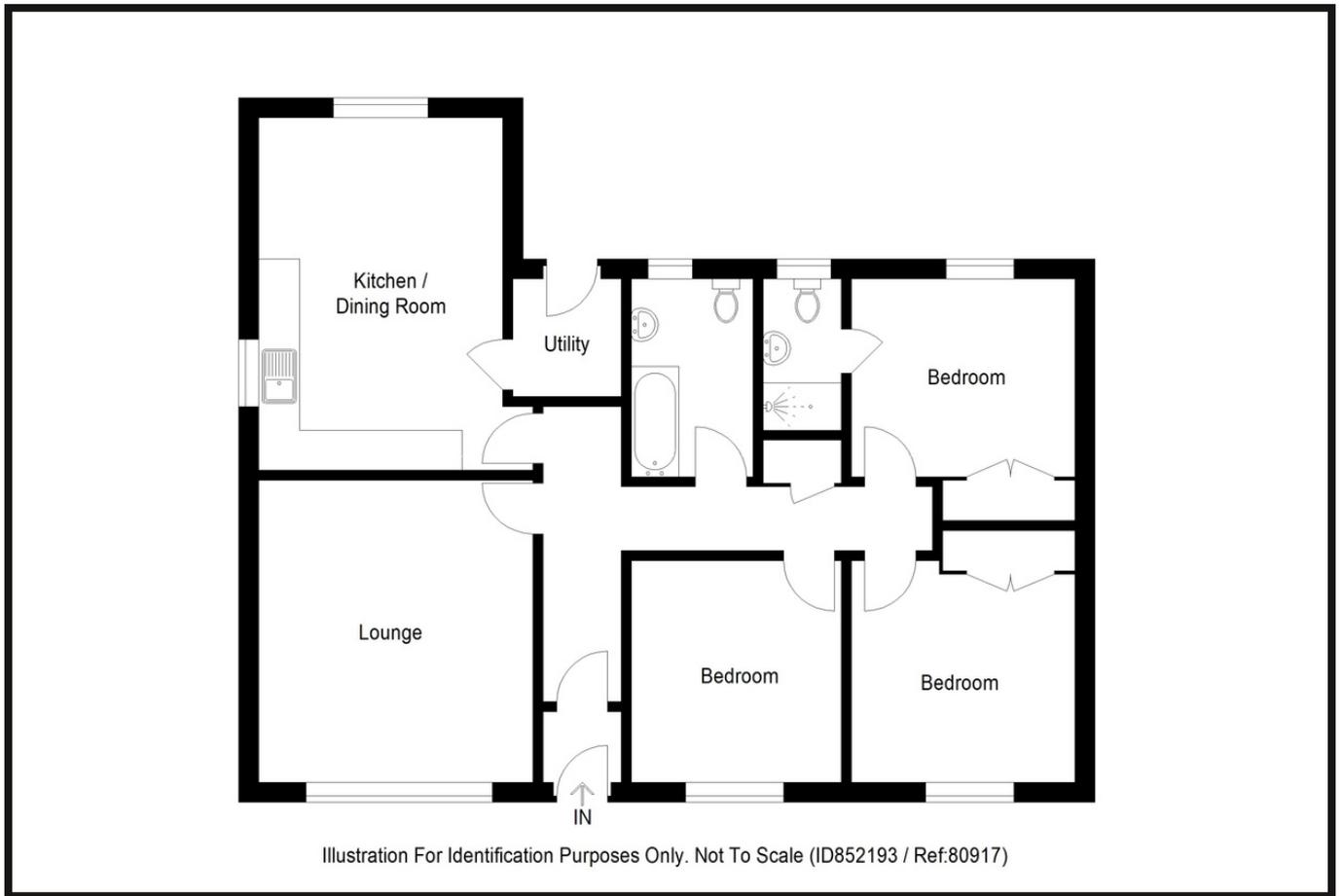
Approx. 6'4 x 10'4. A rear facing family bathroom with a 3 piece white suite with tiling to the bath and wash hand basin areas, tiled effect floor, an Expelair, and a radiator.

**GARAGE:**

Approx. 11'10 x 16'10. A generous size detached garage with double doors, power points and light, a side facing door and window.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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