



78 Rowan Avenue | Kirriemuir | DD8 4TD

Offers Over £230,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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## Offers Over £230,000

Situated in the sought-after town of Kirriemuir, known as the “Gateway to the Angus Glens”, the property is well placed for a range of local amenities including shops, schooling, healthcare, and leisure facilities. Kirriemuir also offers easy access to the A90 dual carriageway which connects to major routes north and south, surrounding Angus towns and beautiful countryside, making it ideal for walking and outdoor pursuits. The property would particularly suit downsizers, first-time buyers, or those seeking a bungalow within a well-established residential area.

The accommodation comprises a welcoming entrance vestibule and hallway with useful storage, a modern kitchen/dining with fitted units and direct garden access, a bright front-facing lounge with open outlook and feature fire, three well-proportioned bedrooms all benefiting from fitted storage, and a modern shower room finished with a walk-in shower and contemporary fittings.

Externally, there is a driveway providing ample parking leading to a single garage with power and side access. The enclosed rear garden is mainly laid to lawn with gravel areas and a decked seating space. In addition, there is a timber summerhouse with decked area, power, and a breakfast bar.

- Detached Bungalow
- Kitchen/Dining
- Spacious Lounge
- 3 Bedrooms
- Shower Room
- GCH & DG
- Garage, Garden & Summerhouse
- EPC Band C



**Entrance Vestibule:**

Exterior door with further timber and glazed door leading into the hallway.

**Hallway:**

Spacious hallway with large storage cupboard housing Worcester combi boiler. Additional fitted storage cupboard. Electricity meter and fuse box located here.

**Lounge: Approx. 4.7 x 3.3m**

Bright and spacious lounge featuring a large double glazed window to the front with open outlook. Wooden panelled ceiling with inset downlighters. Feature decorative electric fire.

**Kitchen/Dining Room: Approx. 4m x 3.3m**

Fitted with modern base and wall-mounted storage units. Double glazed window overlooking the rear garden. Range-style cooker with gas hob and electric oven and extractor hood. Space for slimline dishwasher and tumble dryer. Plumbing for automatic washing machine. Integrated fridge and freezer. Ample space for dining table and chairs. Timber and glazed door providing access to the rear garden.



**Shower Room: Approx. 2.6m x 2.1m**

Modern shower room fitted with a three-piece white suite comprising WC set within fitted storage unit, walk-in shower with Bristan shower, and wash hand basin with fitted unit. Additional storage unit and mirror. Double glazed frosted window. Full wet wall panelling. Heated towel rail and inset downlighters.

**Bedroom 1: Approx. 4m x 3.1m**

Spacious double bedroom with double glazed window overlooking the rear. Fitted double wardrobe.

**Bedroom 2: Approx. 3.2m x 2.7m**

Further double bedroom with double glazed window to the side. Double mirror-fronted fitted wardrobe.

**Bedroom 3: Approx. 2.8m x 2.7m**

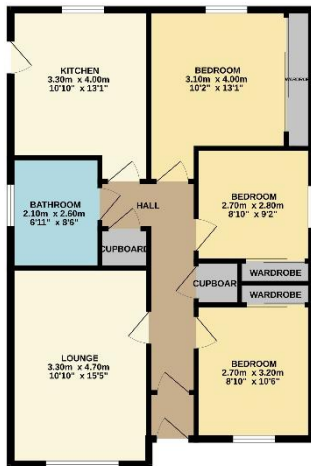
Double bedroom with double glazed window to the front. Double fitted wardrobe.

**Outside:**

The property benefits from a driveway providing ample parking for several vehicles, leading to a single garage, power supply, and side courtesy door. The rear garden is enclosed by timber fencing and mainly laid to lawn with gravel areas and a decked seating space. Side access gate. There is a greenhouse (please note this has suffered damage and will not be repaired prior to sale). In addition, there is a timber summerhouse with decked area and front balustrade. The summerhouse is fully floored and fitted with a breakfast bar and power supply.



GROUND FLOOR



**Services:** Gas Central Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** D

**Post Code:** DD8 4TD

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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143 High Street, Montrose, DD10 8QN  
Telephone: 01674 672353  
Fax: 01674 678345  
E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)  
[www.tduncan.com](http://www.tduncan.com)