

Simple Approach



Estate Agents



**13 Marywell Gardens, Kirriemuir
DD8 4DQ**

Offers over £124,995

Simple Approach are delighted to welcome this very well presented end terraced house on Marywell Gardens to the residential sales market. Set within the ever desirable Kirriemuir, this property could not be better placed to take advantage of nearby amenities without compromising the benefits of a peaceful location that is very family friendly.

The accommodation is generous at approximately 91 metres squared and set across two floors, comprising of; a welcoming entrance hallway, a stylish fitted kitchen, an open plan lounge / dining area, three generous bedrooms and a family bathroom. The property further benefits from modern comforts such as gas central heating, double glazing, a private garden and ample parking.

Viewing is absolutely essential to appreciate the overall size, excellent location and beautiful home on offer here at Marywell Gardens, Kirriemuir.

Lounge
13'8" x 13'3" (4.19 x 4.05)

6'1" x 5'6" (1.86 x 1.68)

Dining Area
10'10" x 8'4" (3.31 x 2.56)

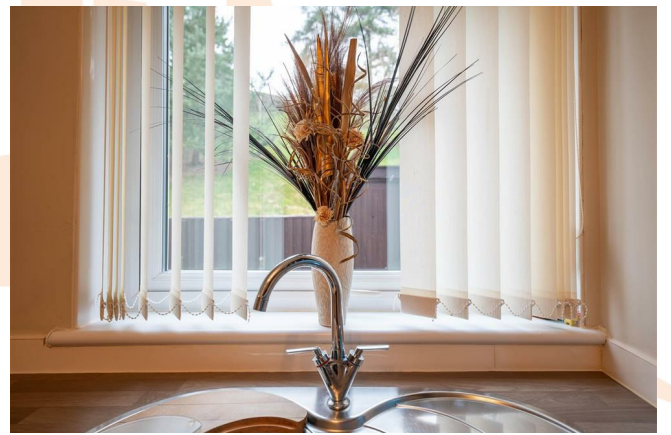
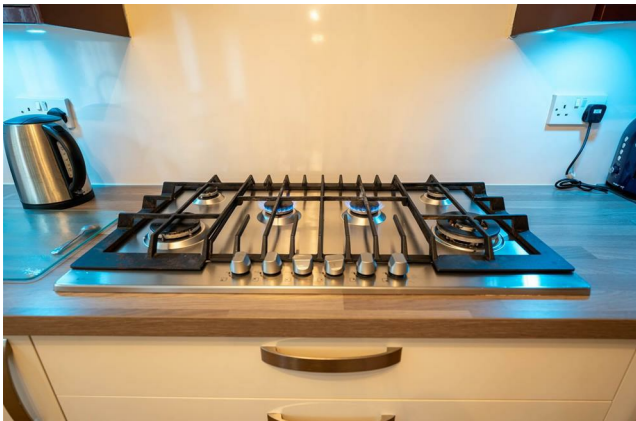
Kitchen
11'8" x 10'10" (3.58 x 3.32)

Master Bedroom
13'1" x 8'9" (4.00 x 2.69)

Bedroom Two
13'11" x 8'4" (4.26 x 2.56)

Bedroom Three
10'8" x 11'2" (3.27 x 3.42)

Family Bathroom





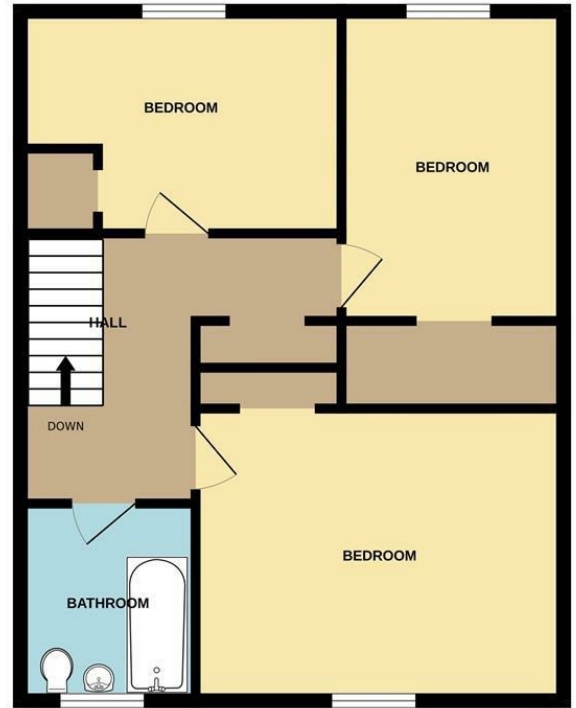
- End Terraced House
- Gas Central Heating & Double Glazing
- Private Garden To The Front & Rear
- Three Generous Bedrooms
- Modern Fitted Kitchen
- Highly Sought After Location
- Very Well Presented Throughout
- Ample Parking



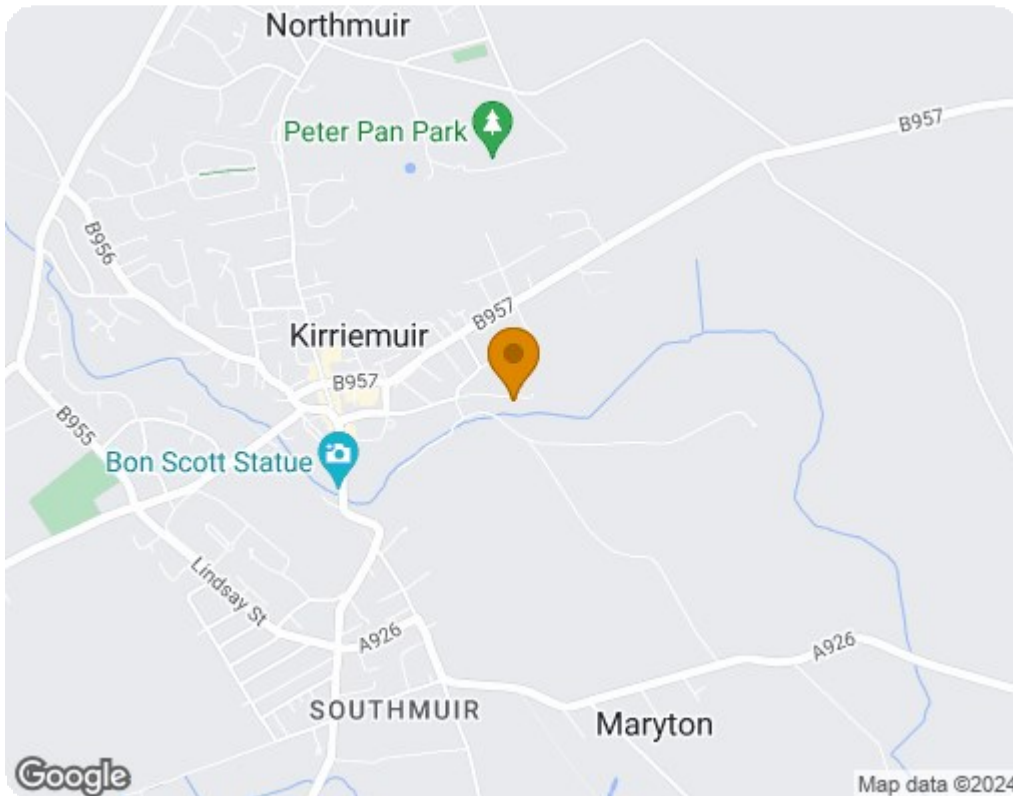
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC