



HARMONY HOMES
ESTATE AGENCY



15A Forfar Road, Kirriemuir, DD8 5PT

Fixed asking price £160,000



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FOR SALE
HARMONY HOMES
01382 819155

Fixed asking price £160,000

15A Forfar Road

Kirriemuir, DD8 5PT

New Fixed Price £160,000, Home Report Value £170,000 £10,000 Below Home Report,

Harmony Homes welcomes this warm and characterful one-story cottage that lies in the popular village of Maryton. Maryton lies on the outskirts of Kirriemuir, a charming town known as 'the gateway to Glen.' Kirrie as it is locally known, has all the benefits and charms of a rural community whilst being an ideal commute to Aberdeen and Dundee owing to its close location of the A90.

This generous property is tucked away in a tranquil setting, offering a sense of privacy and seclusion, with a generous size. It sits amidst a large wrap around garden, creating a beautiful and spacious outdoor space.

As you enter the home your greeted with a practical porch, then your welcomed into a large open hallway leading into a front facing living area which is bright and welcoming, providing a cozy space to relax and boasting spectacular views of the rural landscape.

The home comprises a spacious kitchen, two well-proportioned double bedrooms, Family bathroom to complete the living accommodation. The property has been well laid out offering both functionality and comfort.

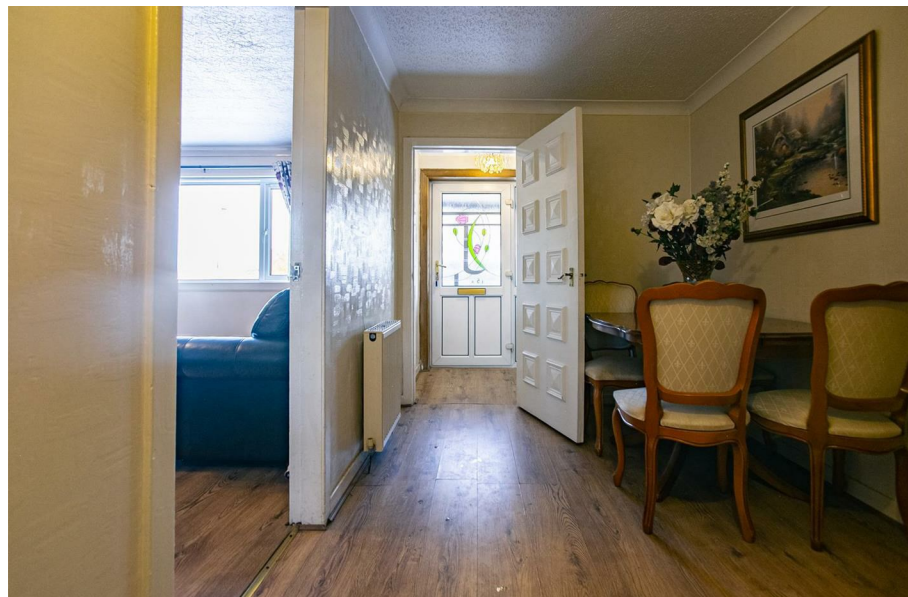
Additional features include double glazing, gas central heating, large driveway, loft space which affords additional storage options and the potential for conversion subject to required permissions.

Early viewings are recommended to appreciate the potential this lovely home has to offer.



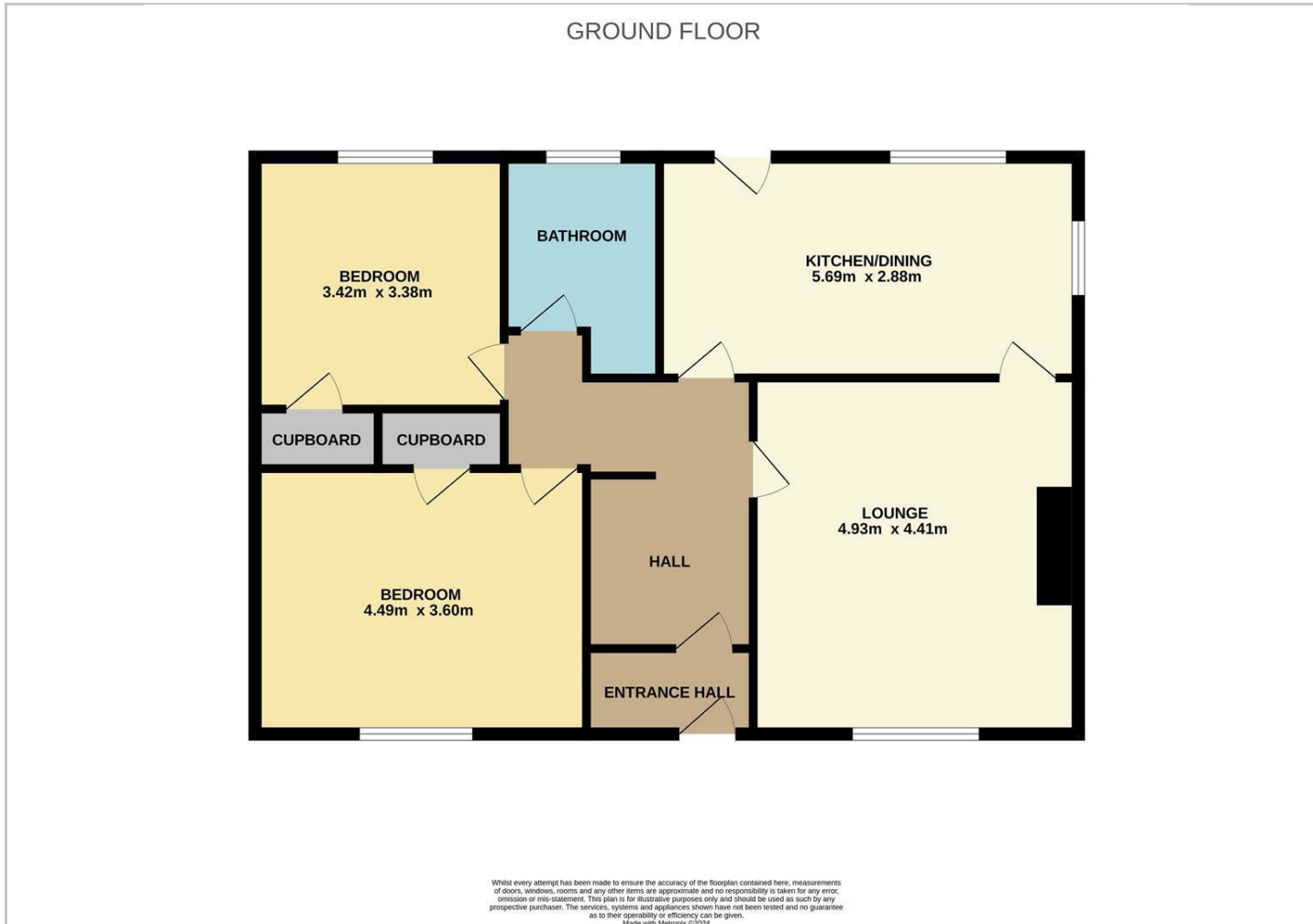


Directions

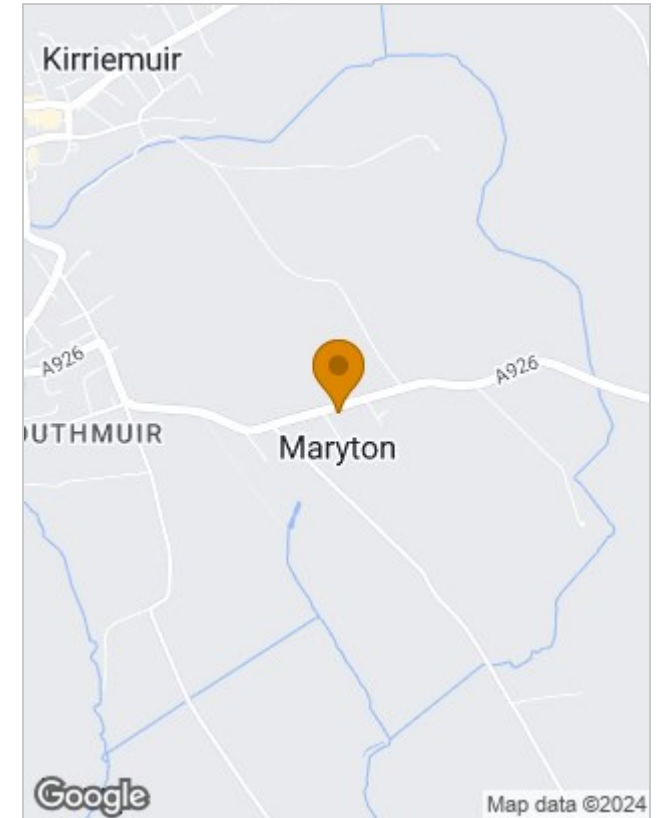




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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