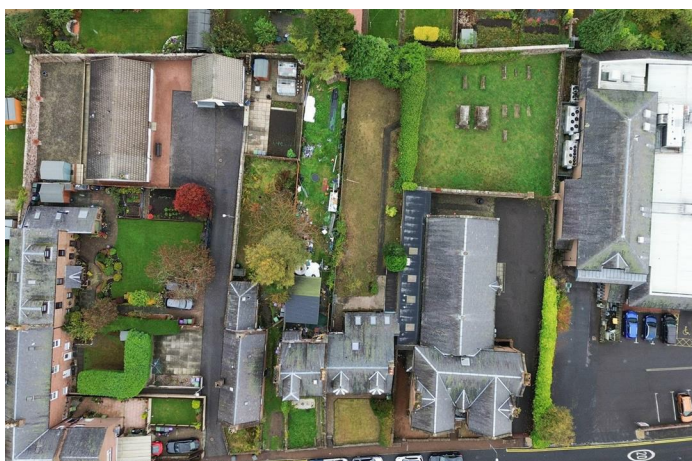


Simple Approach



**Yewbank 51 Roods, Kirriemuir  
DD8 4HP**

**Offers over £195,995**

Simple Approach are pleased to welcome this well presented, semi detached Family house on Roods, Kirriemuir to the residential sales market. HR Value £210,000, Set within a highly sought after, family friendly location - this versatile property is the ideal purchase for any first time buyer, couple or growing family seeking a well located home in move in condition throughout.

Yewbank offers spacious versatile accommodation set across two floors, comprising; a welcoming entrance hallway, a large front facing room which could be used as a bedroom or sizeable lounge, a ground floor bedroom, an open plan kitchen / diner / lounge, two further bedrooms upstairs with a master ensuite shower room and a further spacious family bathroom. This property offers sizeable and versatile living throughout each generously proportioned rooms. Practical attributes include gas central heating, full double glazing and a woodburning stove feature - giving the home a warm and welcoming ambiance.

Externally the property is set upon an impressive plot of land with garden grounds to the front and extensive, enclosed, private garden to the rear of the house. Vehicular needs are met with on street parking to the front of the house. Viewing is essential to appreciate the overall space and lovely location on offer here at Roods, Kirriemuir.

**Lounge / Dining Room**

11'7" x 10'3" (3.54 x 3.13)

**Kitchen**

7'8" x 22'4" (2.34 x 6.82)

**Bathroom**

7'11" x 8'11" (2.42 x 2.73)

**Bedroom One / Lounge**

13'10" x 11'11" (4.23 x 3.65 )

**Bedroom Two**

11'3" x 18'4" (3.45 x 5.60)

**Bedroom Three**

10'5" x 14'7" (3.18 x 4.47)

**Bedroom Three Ensuite**

3'4" x 8'11" (1.02 x 2.73)

**Bedroom Four**

12'6" x 11'1" (3.82 x 3.39)

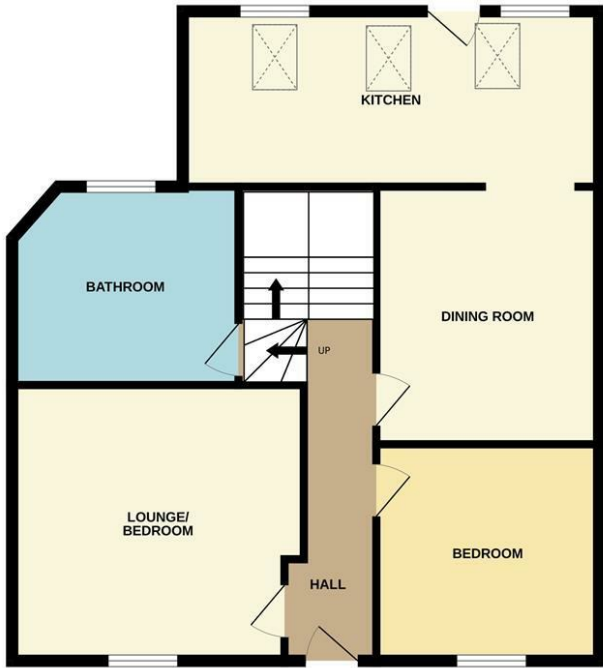




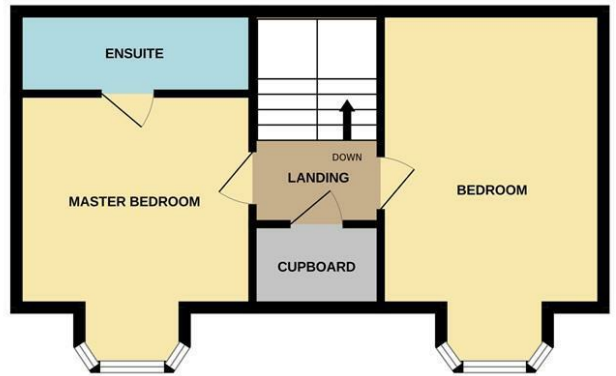
- Semi Detached House \* HR £210,000 \*
- Wood Burning Stove Feature
- Close to all local Amenities
- Four Generous Bedrooms
- Impressive Plot Of Land
- Highly Sought After Residential Location
- Open Plan Kitchen / Diner / Lounge
- Gas Central Heating & Double Glazing



GROUND FLOOR  
74.7 sq.m. (804 sq.ft.) approx.

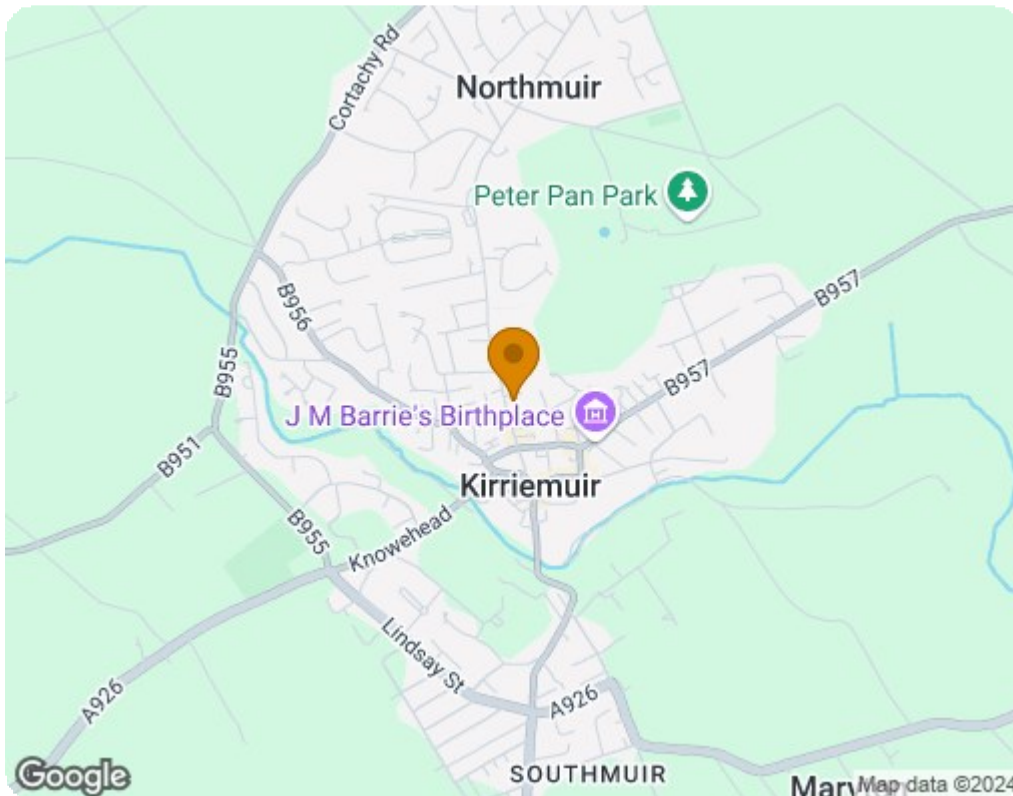


1ST FLOOR  
39.6 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 114.3 sq.m. (1230 sq.ft.) approx.

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		