

Simple Approach



**Orchard View , Kirriemuir  
DD8 5NY**

**Offers over £397,000**

Set within the beautiful Airlie countryside and surrounded by picturesque countryside views, Orchard View is a stunning detached bungalow which boasts modern interior and generous accommodation across one accessible floor. Located in the village of Airlie the property is well situated for quick access to nearby amenities found in nearby towns.

Spanning over 194 Square meters, this substantial family home offers ample living space throughout each generously proportioned room. Scenic countryside views are on display throughout much of this home, making this a must view property to appreciate what is on offer.

Orchard View comprises of; a welcoming entrance hallway, a bright open plan lounge / kitchen, a further sitting room, useful utility room, four generous bedrooms with a master ensuite and dressing room / walk in wardrobe and a further chic family shower room. This lovely home further benefits from sought after features such as double glazing and an external ground source heating system which supplies the underfloor heating system/wall mounted radiators. A large private driveway and garage provides the home with parking for multiple vehicles. Externally the property sits on an impressive plot of land with a stunning landscape garden.

This property is the ideal purchase for any growing family looking for a substantial living space and seeking peaceful countryside living within a very private area. The property is surrounded by stunning scenery and rambling fields, meaning viewing is absolutely essential to appreciate the overall beautiful property and stunning surroundings on offer here at Orchard View.

**Entrance Hallway**  
7'3" x 6'3" (2.22 x 1.96)

**Cloakroom**  
5'10" x 6'0" (1.78 x 1.85)

**Utility**  
8'7" x 13'10" (2.62 x 4.24)

**Lounge/Kitchen**  
21'10" x 23'11" (6.66 x 7.31)

**Sittingroom**  
18'9" x 14'6" (5.74 x 4.42)

**Bedroom**  
17'4" x 15'11" (5.30 x 4.86)

**Dressing room / walk in wardrobe**  
8'8" x 6'11" (2.65 x 2.11)

**Ensuite**  
8'7" x 6'2" (2.63 x 1.88)

**Bedroom**  
10'4" x 9'7" (3.17 x 2.94)

**Bedroom**  
9'9" x 11'0" (2.98 x 3.37)

**Bedroom/office**  
6'6" x 10'2" (2.0 x 3.11)

**Bathroom**  
10'4" x 9'3" (3.16 x 2.84)

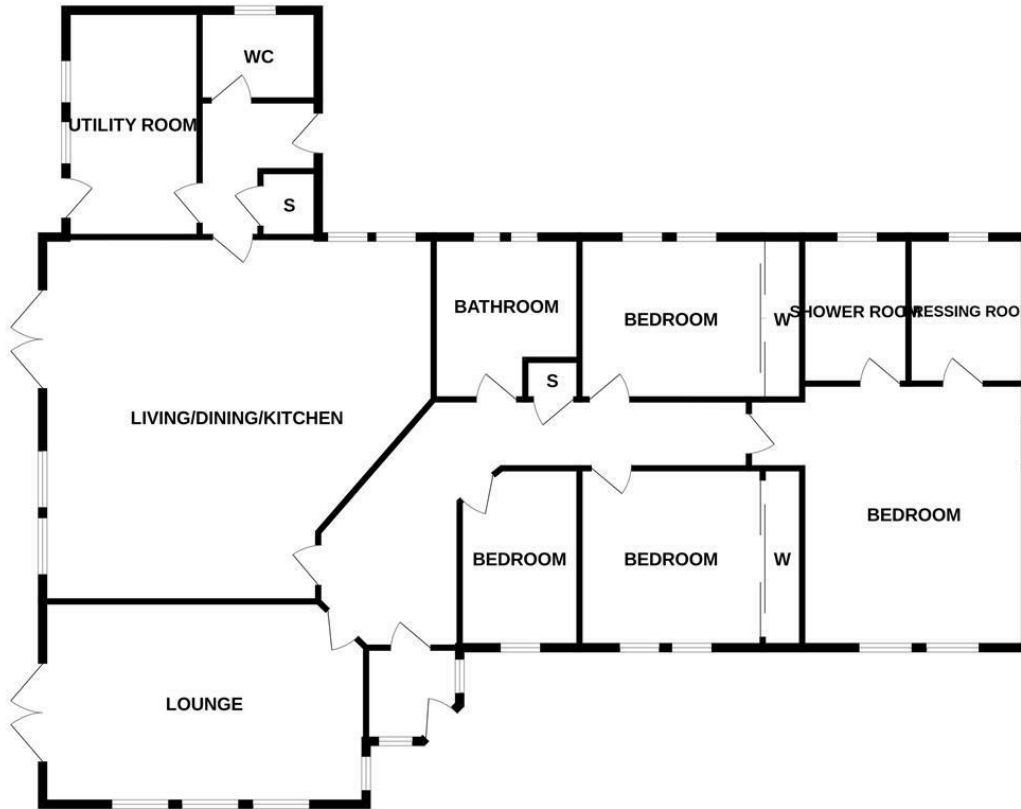




- Impressive Four Bedroom, Detached Bungalow
- Beautifully Maintained Plot
- Ground Source Heating And Double Glazing
- Picturesque Setting Surrounded By Rolling Fields
- Pristine, Move-In Condition Throughout
- Large, Private Driveway And Garage
- Ample Storage
- Accessible Living Across One Floor
- Rural Living Without Compromising Locality To Neighbouring Towns Of Kirriemuir And Alyth



GROUND 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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			
<b>Scotland</b>		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>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</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			
<b>Scotland</b>		EU Directive 2002/91/EC	