

Simple Approach



**4 Kinnordy Avenue, Kirriemuir
DD8 4JP**

Offers over £245,995

Simple Approach are delighted to welcome this very unique and tastefully decorated detached house on Kinnordy Avenue, Kirriemuir to the residential market. Kirriemuir known locally as Kirrie and as the Gateway to the Glens is located approx. 19 miles to the North of the City of Dundee and enjoys the benefits of a peaceful, countryside location without falling off the beaten track- with amenities readily available in the heart of the Town. This fantastic Four bedroom property is the perfect purchase for any growing family or couple looking for a spacious accommodation throughout. This attractive home comprises; an entrance vestibule, a contemporary kitchen / Dining with a quality base and wall units and integrated appliances, a large dining room just off the kitchen which is perfect for entertaining and a bright, spacious lounge with a large window allowing natural light to flood the room leading to a spacious garden room. This lovely home benefits from four sizable bedrooms and a laundry / drying room. A stylish family bathroom with a stunning corner bath feature completes this fantastic family home. Externally this property sits on the most gorgeous plot of land with a well placed summerhouse and further benefits from having a large driveway suitable for multiple vehicles and and two single attached garages with ample space for cars and storage. Viewing is essential to truly appreciate the over all size, excellent location and superb scenery on offer with this family home.

Lounge

10'10" x 22'5" (3.31 x 6.85)

Conservatory

8'4" x 20'9" (2.55 x 6.34)

Kitchen / Dining Room

14'8" x 17'10" (4.48 x 5.44)

Downstairs Bathroom

5'7" x 9'6" (1.72 x 2.90)

Bedroom One (Downstairs)

14'6" x 12'6" (4.44 x 3.83)

Bedroom Two (Downstairs)

12'11" x 9'0" (3.96 x 2.75)

Bedroom Three (Upstairs)

10'11" x 11'8" (3.34 x 3.57)

Bedroom Four (Upstairs)

11'10" x 8'9" (3.62 x 2.67)

Boiler Room

6'3" x 8'1" (1.91 x 2.47)

Family Shower Room

8'0" x 5'10" (2.46 x 1.79)

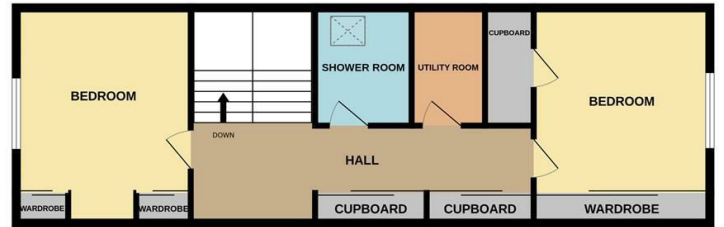




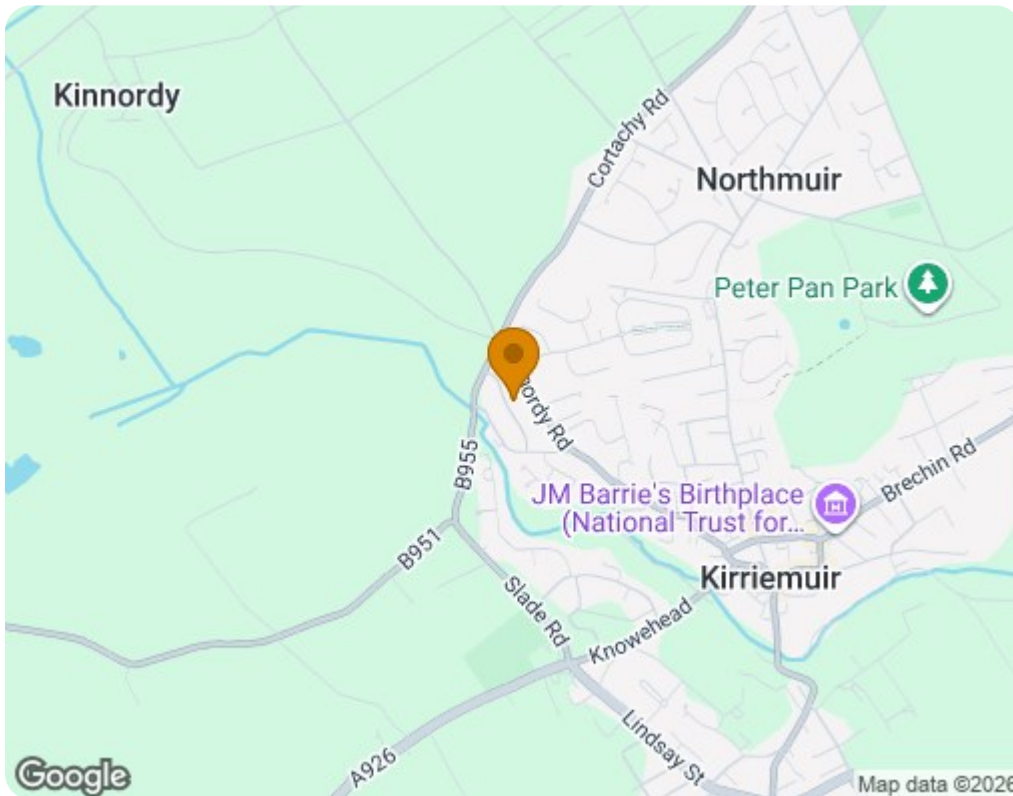
GROUND FLOOR



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		
(81-91) B		
(69-80) C	71	77
(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		
(81-91) B		
(69-80) C	68	73
(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	