





Kelvindale, Bulb  
Farm Road

Newtyle, Angus, PH12 8UU

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## Summary

Offering spacious accommodation and benefiting from the ease and convenience of single-storey living, this four-bedroom, two-bathroom detached bungalow is situated in Newtyle, a village surrounded by the beautiful Angus countryside. The home is set in wraparound gardens and accompanied by a private driveway, and it is sure to appeal to a wealth of buyers. In addition, it enjoys views of Kinpurnie Hill, and is in the Catchment area for Monifieth High and Webster's High. Also, reliable village amenities are within easy reach of the property, with more extensive facilities and services available nearby.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and a polytunnel will be included.

## Features

- Generous detached bungalow in Newtyle
- Well-presented, modern interiors
- Entrance vestibule and hall with storage
- Spacious and sunny dual-aspect living room
- Attractive dining kitchen with utility room
- Four double bedrooms with built-in storage
- One en-suite shower room
- Separate family bathroom with shower-over-bath
- Wraparound gardens with charming summerhouse
- Versatile converted new garage with attached store
- Private multi-car driveway
- Oil-fired central heating and double glazing




"This four-bedroom, two-bathroom detached bungalow represents an ideal family home in the village of Newtyle."







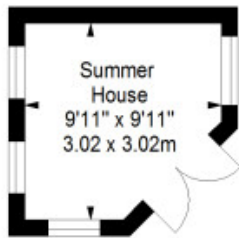


"The home boasts wraparound gardens with a charming summerhouse, as well as a private multi-car driveway."

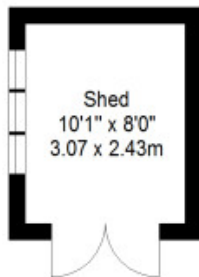


# Floorplan

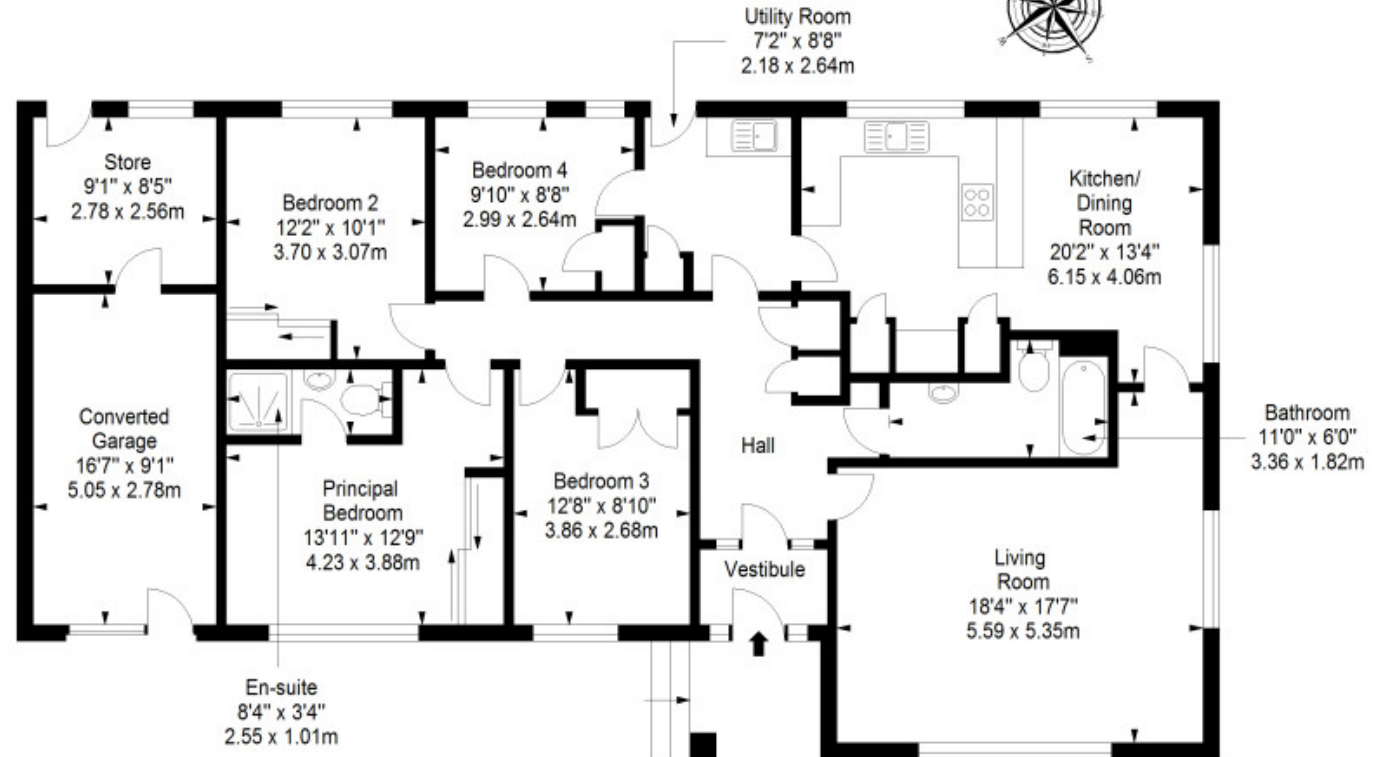
**Summer House**  
Approx. 7.9 sq. metres (85.0 sq. feet)



**Shed**  
Approx. 7.5 sq. metres (80.7 sq. feet)



**Ground Floor**  
Approx. 148.8 sq. metres (1601.7 sq. feet)



Total area: approx. 164.2 sq. metres (1767.4 sq. feet)



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