

Wilkie & Dundas

FOR SALE



**43 FORFAR ROAD
KIRRIEMUIR DD8 5BX**

**Livingroom (with modern kitchen area)
Double Bedroom
Shower Room with WC and WHB
Double Glazed
Electric Heating**

EPC Band F

FIXED PRICE £65,000.00

HRV £70,000.00

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This is a well maintained, mid terraced stone built property on two floors. The livingroom with a modern kitchen area is on the ground floor and a large bedroom and shower room are on the upper floor. The property is in an established residential area in the Southmuir part of Kirriemuir in easy walking distance of town centre amenities and leisure centre. The livingroom and bedroom are east facing with an open outlook over fields of the nearby equestrian centre and to hills beyond. It is in good decorative order throughout. Unrestricted street parking. It is also on the bus route connecting to Forfar and Dundee. There is a small area of garden ground to the front of the property and a mutual drying area to the rear accessed from Hobart Street. The drying area is shared with 45 Forfar Road. A good first time purchase or buy to let.

GROUND FLOOR

LIVINGROOM WITH MODERN KITCHEN AREA

(approx 5.25m x approx 3.86m)

Tiled floor. Electric heater. Shelved alcove. Built in shelved cupboard. An additional storage cupboard.

Kitchen area has modern base and wall units. Stainless steel sink and drainer. Downlighters. Ample power points. Electric hob and extractor. Washing machine and fridge freezer.



UPPER FLOOR

BEDROOM (approx 4.50m x 3.00m)

Fitted carpet. Built in wardrobe. Storage cupboard. Downlighters.



SHOWER ROOM

Electric shower with wc and wash hand basin. Mirrored wall cabinet. Storage cupboard below wash hand basin.

PRICE

Fixed Price £65,000.00

VIEWING

By Arrangement

NOTE

Reasonable care has been taken in the preparation of these particulars but all statements contained in the particulars are for information only and intending purchasers and others should not rely upon them as statements or representations of fact. Measurements where given are approximate only.