

Offers Over £60,000







■ Top Floor Flat

■ Kitchen

■ Shower Room

■ Living Room

■ 2 Double bedrooms

■ Private Storage Shed



2



1



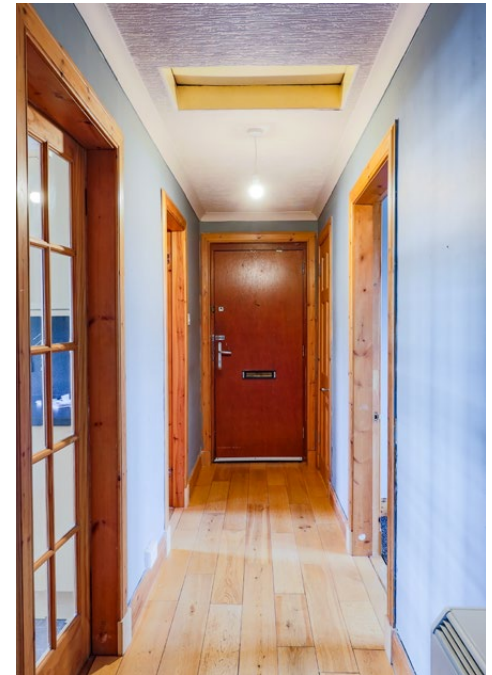
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This is a well-proportioned top floor flat located in an established are of Kirriemuir. The historic town of Kirriemuir offers a range of local shops and services as well as good transport links. Schooling at primary and secondary levels can be found within Kirriemuir. Kirriemuir is known as the Gateway to the Angus Glens which offer a range of outdoor pursuits and activities. Further major amenities including supermarkets can be found in the town of Forfar.





## Accommodation (measurements are approx)

Living Room	3.83m x 4.41m	(12'7" x 14'6")
Kitchen	2.50m x 3.21m	(8'2" x 10'6")
Bedroom	3.43m x 3.69m	(11'3" x 12'1")
Bedroom	3.08m x 3.69m	(10'1" x 12'1")
Shower Room	1.67m x 3.22m	(5'6" x 10'7")

The property benefits from double glazing and electric heating while the accommodation is accessed by an entrance hall.

The living room has an aspect to the front to the front of the property and gives access to one of the double bedrooms.

The second double bedroom is accessed by the hall while both bedrooms have fitted storage space. The kitchen has a range of fitted units while the shower room completes the accommodation.

A private area of land lies to the front of the property, laid in stone chips. A shared drying area lies to the rear while a private storage shed also lies to the rear.





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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