



lindsays

13C Victoria Street,
Kirriemuir, DD8 5DH

"Spacious two bedroom flat in popular location of Kirriemuir"

- Hallway
- Lounge/Dining
- Kitchen
- Bathroom
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens

EPC Rating: C

OFFERS OVER: £78000



Description

Lindsays are delighted to offer to the market this spacious two-bedroom ground floor flat situated in the Southmuir area of the popular town of Kirriemuir. Ideally located for ease of access to many local amenities and access to the A90 for commuting both North and South bound. The property benefits from gas central heating & double glazing. Included in the sale are all floor coverings, light fittings and blinds where fitted.

This lovely main door flat is offered to the market in move in condition and comprises: Hallway with great storage, bright lounge with space for dining with access to the fitted kitchen. Two generously sized double bedrooms and bathroom with shower over the bath.

Externally the front garden is private garden, laid in chipstone making it easy to maintain and the rear garden is a communal drying area with a further privately owned area at the back of this. Parking is available on street directly outside the property.

This is an ideal property for a first time buyer or investor having previously been a successful rental property.

Area:

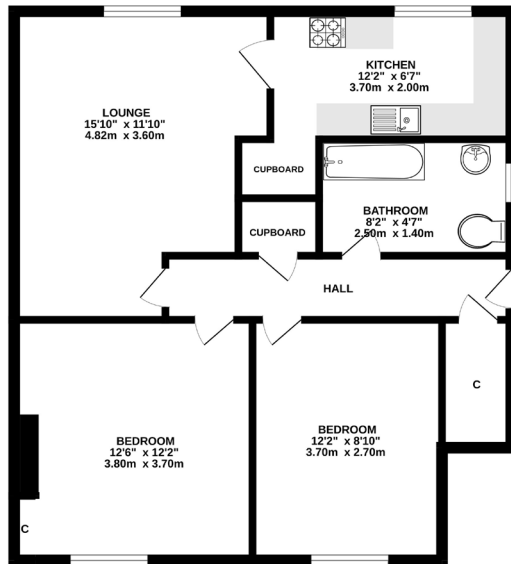
Situated in the very heart of Angus the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services, however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

Viewing:

By appointment through Lindsays on dundeeproperty@lindsays.co.uk or 01382 802050



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operating efficiency can be given.
Floor plan created by C2024

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.