

# Property for Sale



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**18 Bank Street, Kirriemuir DD8 4BG**

- **Duplex Apartment**
- **Vestibule & Hallway**
- **Lounge & Sitting Room**
- **Kitchen Dining Room**
- **Family Bathroom & Utility**
- **4 Double Bedrooms & En Suite**
- **Gas Central Heating, EPC D**
- **Double & Partial Secondary Glazing**
- **Sun Room & Roof Garden**
- **Prime Central Location**

**Offers over £165,000 (HR Value 175K)**

This impressive, and deceptively spacious first floor and attic duplex apartment is situated in the heart of the town centre, and within walking distance of all local amenities including shops, schools, cafes, and bars. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south. Also known as 'Gateway to the Glens', Kirriemuir leads to some of the finest scenery in the northeast of Scotland.

The property offers spacious well-proportioned accommodation throughout and is in excellent decorative order. The subjects benefit from gas fired central heating, double and partial secondary glazing, modern fitted dining kitchen with integral double oven, hob and extractor hood, En suite shower room, four piece modern bathroom, and separate utility. The range of rooms can be adapted to the individual purchasers requirements.

An added attraction is a roof garden which is laid out for ease of maintenance and has outstanding panoramic rooftop views over the town. The sun room is on the same level as the roof garden and also enjoys the views and a great space for when the weather is not so good.

This is a rare opportunity to obtain a home of this style and character, with an extensive level of accommodation and will suit a number of buyers including family, first time, and even has potential as Air BnB accommodation.

**Entrance Vestibule:** Exterior door with double glazed panel above. Staircase to first floor accommodation. Access by wood and glazed door.

**Hallway:** Staircase to upper floor accommodation.

**Lounge:** Approx. 4.53m at widest x 5.86m. An excellent size room. Double and secondary glazed sash and case windows. Built in shelving and display unit. Folding door to a balcony with double glazed window overlooking Bank Street.



**Sitting Room:**

Approx. 6.1m x 4.22m. Another excellent size public room which can also be used as a bedroom. Double and secondary glazed windows to front. Feature wood burning stove on slate hearth. Built in shelving and log store.



**Kitchen/Dining:**

Approx. 5.16m x 4m at widest. Modern fitted kitchen with range of floor, wall, and drawer units. Integral double oven. Five ring gas hob and extractor hood. Tiling to splash back. Space for a large table and chairs. Double glazed window to rear. Recess for fridge freezer. Inset downlighters.





**Bedroom 1:**

Approx. 5.52m x 3.82m. Spacious double bedroom. Built in wardrobes. Double glazed UPVC tilt and turn windows to rear with views over the church and grounds.



**En Suite Shower Room:**

Approx. 2.65m x 1.1m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Wet wall in shower. Sky light roof window for natural light.



**Upper Floor Accommodation:**

**Upper Floor Landing:** Roof window providing natural light. Wooden banister with ornate balustrade. Staircase to the attic.

**Bedroom 2:** Approx. 4.3m x 5.37m measured into bay window. An excellent size double bedroom. Double glazed bay window to front.



**Bedroom 3:** Approx. 4.3m x 5.3m. Another excellent size double bedroom. Double glazed bay window to front. Recessed fitted wardrobes with curtain. Further built in wardrobe and shelving with doors.



**Bedroom 4:** Approx. 5.41m x 4.43m. Spacious double bedroom. Double glazed south facing bay window overlooking the church and grounds with rooftop views towards Strathmore.



**Bathroom:**

Approx. 5.67m x 2.56m. Modern four piece white suite comprising WC, wash hand basin, bath, and large shower cubicle with wet wall. Large walk in storage cupboard/utility room. Double glazed part obscured south facing windows to rear, again looking toward the church.

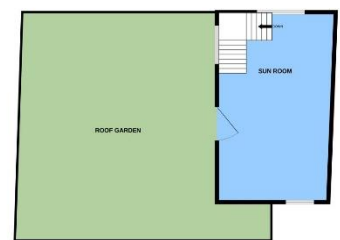


**Utility:**

Plumbing for washing machine. Shelving. Space for further appliances.

**Sun Room:**

Approx. 4m x 4.32m. Double glazed windows to front side and rear enjoying stunning views. Range of fitted shaker style cabinets. Leading to the roof garden.



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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**Roof Garden:**

Artificial grass. Panoramic views over the town.



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