

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



**16-18 Mill Street, Kirriemuir DD8 5DP**

- **Terraced Cottage**
- **Porch**
- **Hallway**
- **Lounge**
- **Breakfasting Kitchen**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **South Facing Gardens**

**Offers over £100,000**

This terraced cottage is situated in the Southmuir district of Kirriemuir and is within convenient distance of all local amenities and services including the town centre, primary and secondary schooling, and public transport. 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.

The property offers deceptively spacious accommodation all at ground floor level, and benefits from double glazing, and gas fired central heating.

Externally there are south facing gardens laid out in gravel chips, patio, and lawn, screened by mature hedging.

Whilst in need of a degree of upgrading, the property offers excellent potential, and viewing is highly recommended.

**Entrance Porch:** Approx. 1.5m x 2.2m. Double glazed window to front and side. Double glazed UPVC exterior door. Split pane glazed door into hallway.

**Hallway:** Hatch to loft storage space. Door into internal hallway.

**Internal Hallway:** Two double glazed windows to front. Shelves storage cupboard.

**Lounge:** Approx. 3.6m x 5.2m. Spacious public room. Double glazed south facing window to front. Two wall lights.





**Kitchen:**

Approx. 4.12m x 2.7m at widest. Fitted with a range of base, drawer, and high level storage units. Tiling to splash back. Integral oven, hob, and extractor hood. Freestanding dishwasher and washing machine. Built in breakfast bar and wine rack. Fridge freezer.



**Bathroom:**

Approx. 3m x 1.5m. Has three piece coloured suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled.



**Bedroom 1:**

Approx. 3.45m x 2.7m. Double glazed window to rear. Fitted wardrobe.



**Bedroom 2:**

Approx. 4.64m x 2.8m at widest. Another well-proportioned room. Double glazed window to front. Folding door fitted wardrobe.



**Outside:**

The property is accessed by a shared pathway to a south facing garden which is laid out to lawn and paved pathways. Screened by mature hedging.



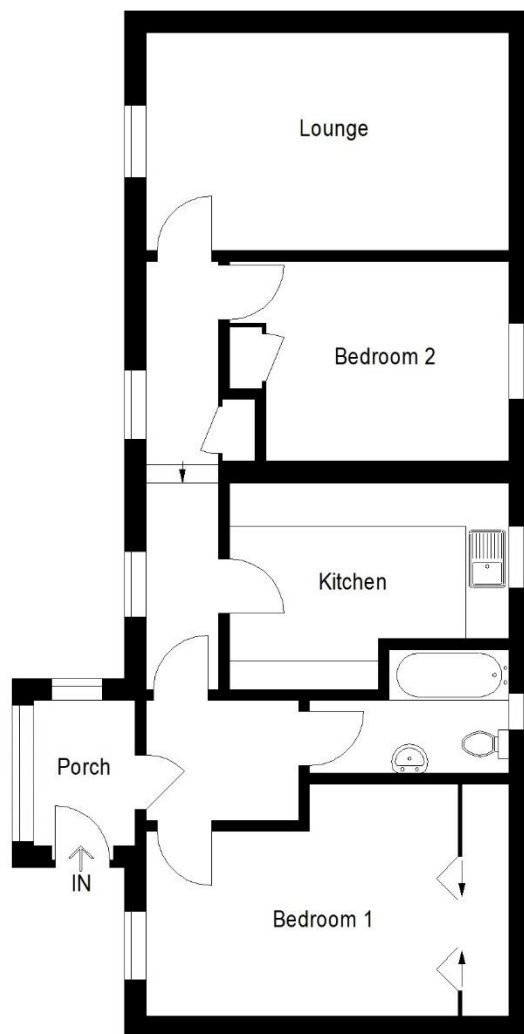


Illustration For Identification Purposes Only.  
Not To Scale (ID:1056104 / Ref:87339)



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)