

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**44b Glengate, Kirriemuir DD8 4HF**

- **Top Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **2 Bedrooms**
- **Bathroom**
- **UPVC Double Glazing**
- **Gas Central Heating, EPC D**
- **Allocated Parking**
- **Central Location**
- **Ideal Buy to Let or First Time Buy**

**FIXED PRICE £59,000 ( HR Value 65K)**

This top floor apartment occupies a prime central location within walking distance of all local amenities and services. 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 spacious accommodation throughout, and benefits from UPVC double glazing, gas fired central heating and secure door entry system.

Externally there is an allocated parking space. This is an ideal buy to let or first time buy.

**Entrance Hallway:** All accommodation leading off. Large, shelved storage cupboard.

**Lounge:** Approx. 5.3m x 3.2m Spacious public room. Double glazed window to rear enjoying rooftop views over the town.



**Kitchen/ Dining:**

Approx. 5.4m x 2.82m. Fitted with a range of floor, wall, and drawer units. Integral oven and four ring gas hob. Wall mounted gas central heating boiler. Double glazed window to side. Breakfast bar. Space for table and chairs.

**Bedroom 1:**

Approx. 2.77m x 2.54m. Double glazed window to rear with views across the town.



**Bedroom 2:**

Approx. 2.82m x 2.1m. Double glazed window to rear.

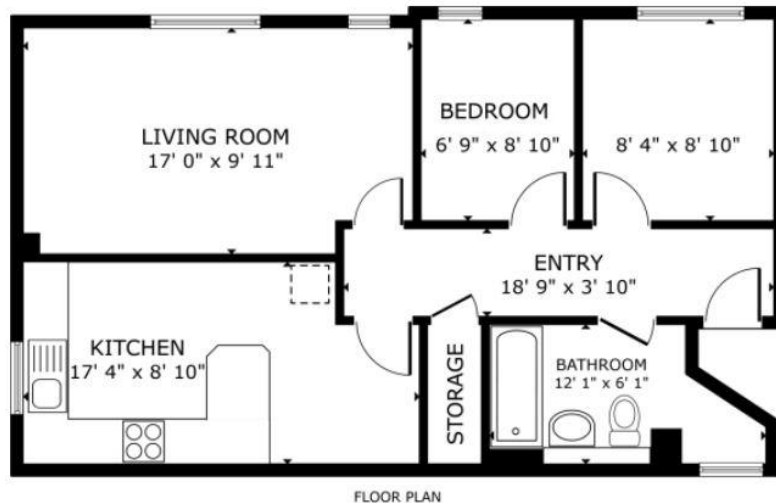
**Bathroom:**

Approx. 2.57m x 1.9m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Double glazed window to front.



**Outside:**

Allocated parking space.



*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.*

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