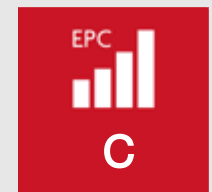
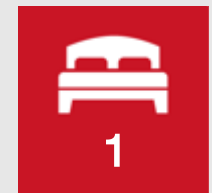
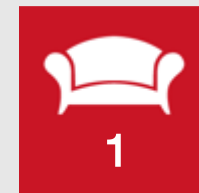




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The right way to move

1 Hobart Street, Kirriemuir,
Angus DD8 5DA





Summary

Spacious mid terraced cottage, which offers comfortable accommodation all on one floor level, is within easy access of local amenities and benefits from double glazing, gas central heating with recently replaced boiler and will be sold with floor coverings and blinds included. Accommodation comprises: entrance hall, breakfast kitchen with gas cooker and extractor hood, large lounge/dining with focal point fire surround, inner hall with hatch to the attic storage area and 3-piece shower/wet room with new shower within the walk-in cubicle area. Externally, there is a low maintenance, enclosed garden with clothes drying facility, useful tap and a secured outhouse.

Features

- Mid Terraced Cottage
- Desirable Location
- Lounge/Dining Room
- Breakfast Kitchen
- Double Bedroom
- Shower/Wet Room
- GCH; DG; EPC - C
- Enclosed Gardens & Outhouse

Room Measurements

Lounge/Dining: 13' 10" x 15' 9" (4.22m x 4.80m)

Breakfast Kitchen: 8' 5" x 9' 5" (2.57m x 2.87m)

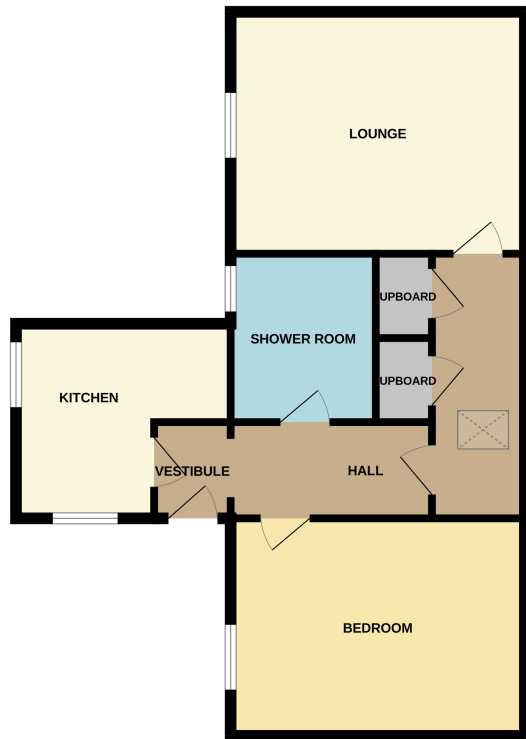
Bedroom: 11' 7" x 11' 7" (3.53m x 3.53m)

Shower/Wet Room: 6' 9" x 8' 9" (2.06m x 2.67m)



Floorplan

GROUND FLOOR



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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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