

Wilkie & Dundas



**4 WESTFIELD
KIRRIEMUIR, DD8 5AZ**

**HALL
LOUNGE
BEDROOM
KITCHEN
SHOWER ROOM
DESIGNATED PARKING SPACE
MUTUAL DRYING AREA**

**EPC BAND D
DG & ELECTRIC CH**

OFFERS OVER £60,000.00

28 Marywell Brae, Kirriemuir, Angus
DD8 4BP

Tel. 01-575-572-608

admin@wdws.co.uk

Fax. 01-575-574-529

FOR SALE

This ground floor flat in a two storey block of four flats is part of a residential development located to the west of Lindsay Street on the western fringe of Kirriemuir. There is a designated parking space opposite the lounge window of the flat. The flat has double glazing and electric heating. A useful convenience store is located nearby.

ACCOMMODATION

HALL

Accessed from common entrance area. Vinyl flooring. Radiator. Large built in storage cupboard with light.

LOUNGE 4.00m x 3.5m

Vinyl flooring. Radiator. Aerial points. A light south facing room.



BEDROOM 2.90m x 2.40m

Fitted carpet. Radiator. Two built in double wardrobes and storage areas.



KITCHEN 3.5m x 1.9m

Vinyl flooring. Radiator. Base and wall units. Stainless steel sink and drainer. Plumbed for washing machine. South facing window.



SHOWER ROOM

Wet room with shower, white wc and wash hand basin. Radiator. Built in storage cupboard housing hot water tank. Extractor.



OUTSIDE

Mutual drying and bin storage area.

PARKING SPACE

Designated parking space located opposite lounge window.

Approximate Gross Internal Area
47.0 sq m / 506 sq ft

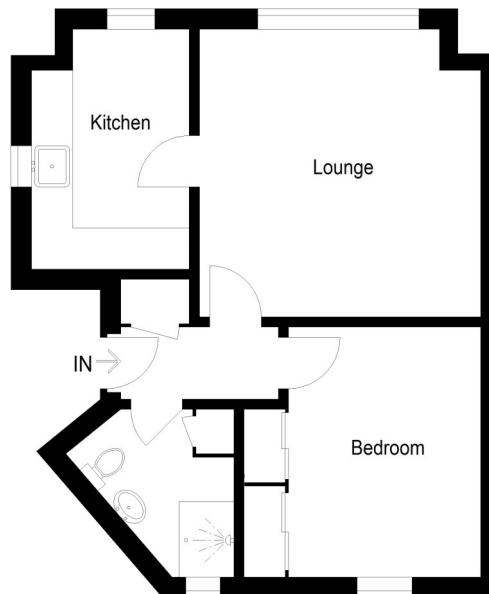


Illustration For Identification Purposes Only.
Not To Scale (ID1157850 / Ref:89791)

PRICE—OFFERS OVER £60,000.00 (HR Valuation £60,000.00)

VIEWING—BY ARRANGEMENT WITH SELLING AGENTS.

NOTE

Reasonable care has been taken in the preparation of these particulars but all statements contained in the particulars are for information only and intending purchasers and others should not rely upon them as statements or representations of fact. Measurements where given are approximate only.