



lindsays

4 Isla Road,
Kirriemuir, DD8 9QJ

"Lovely, spacious, two-bedroom upper flat in an ideal location close to amenities".

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Attic
- Gardens

EPC Rating C

OFFERS OVER £80,000



Description:

Lindsays are delighted to offer to the market this lovely two-bedroom upper flat situated in a great area of the popular town of Kirriemuir, ideally located for ease of access to many local amenities and access to the A90 for commuting both north and south. The property is in move in condition throughout and benefits from gas central heating and double glazing. Included in the sale are the fitted floorcoverings, blinds where fitted, integrated kitchen appliances as detailed, garden shed and log store.

The property has been well maintained by the present owner with accommodation comprising the entrance stair and hallway, bright, well-proportioned lounge benefiting from feature fireplace housing a multi fuel burner stove. There is also ample space for a dining table. The kitchen is fitted with a range of units with integrated hob and oven. There is plumbing for a washing machine and space for a tumble dryer and fridge-freezer. Both bedrooms are good-sized doubles, one of which has fitted wardrobes, and a fully tiled bathroom with instant shower over the newly installed bath. The attic is accessed from the hall and provides further storage space if required. Outside there is a shared drying green and a further private area laid with lawn with a garden shed and log store.

This property would make a lovely home for a first-time buyer or downsizer and viewing is recommended to appreciate the size of this lovely home.

Area:

Situated in the very heart of Angus, the township of Kirriemuir is well known as "The Gateway to the Glens" and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life. Within the town itself there are two primary schools, Northmuir and Southmuir and also Webster High School. Shops, museums and cafes provide a choice of local services; however the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.

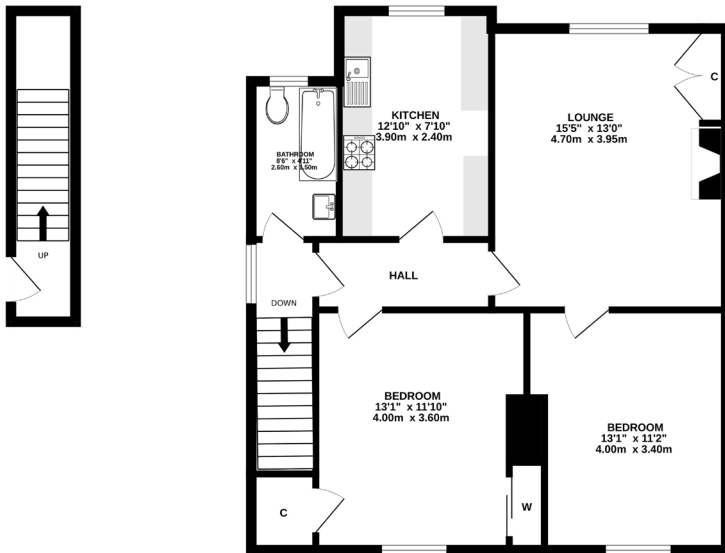
Viewing:

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



ENTRANCE FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.