

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



23 Sidlaw Range, Kirriemuir DD8 5DX

- **First Floor Flat**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom with Shower**
- **2 Bedrooms**
- **Double Glazing & Electric Heating, EPC C**
- **Garden & Shared Drying Area**
- **Ideal First Time or Buy to Let Purchase**
- **Close to all Amenities**

Offers over £67,000 (Home Report Value 70K)

This first floor apartment is situated in a popular residential location only a short walk from Websters High School, Southmuir Primary School, local shops and the town centre. 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 has been recently redecorated. The subjects benefit from electric heating, double glazing, fitted wardrobes, a modern fitted kitchen and bathroom with shower. Newly fitted carpets.

Externally there is garden ground to side and shared drying area to rear. There is a public car park adjacent to the property.

This is an ideal opportunity for a number of purchasers including first time and buy to let and viewing is highly recommended.

Entrance Vestibule: Exterior door. Staircase to first floor landing which has double glazed window to side. Glazed door into hallway.

Hallway: Hatch to loft space. Useful shelved storage cupboard.

Lounge: Approx. 4.86m x 4.13m at widest point. Spacious public room. Wooden fire surround. Double glazed windows with rooftop views towards Sidlaw Range and Strathmore.



Kitchen: Approx. 3.95m x 1.95m. Fitted with a range of modern floor, wall and drawer units. Double glazed window to front. Plumbed for washing machine. Space for cooker. Cupboard housing gas central heating boiler.



Bathroom:

Approx. 2.52m x 1.61m. Three piece white suite comprising WC, wash hand basin and bath. Part wet wall panelling and tiling. Double glazed frosted window to side.

**Bedroom 1:**

Approx. 3.93m x 3.87m at widest. Double bedroom. Double glazed window to rear. Two double louvre door fitted wardrobes.

**Bedroom 2:**

Approx. 3.88m x 2.8m. Another double bedroom. Walk in wardrobe with shelving and light. Double glazed window to rear.



Outside:

Externally there is garden ground to side and shared drying area to rear.

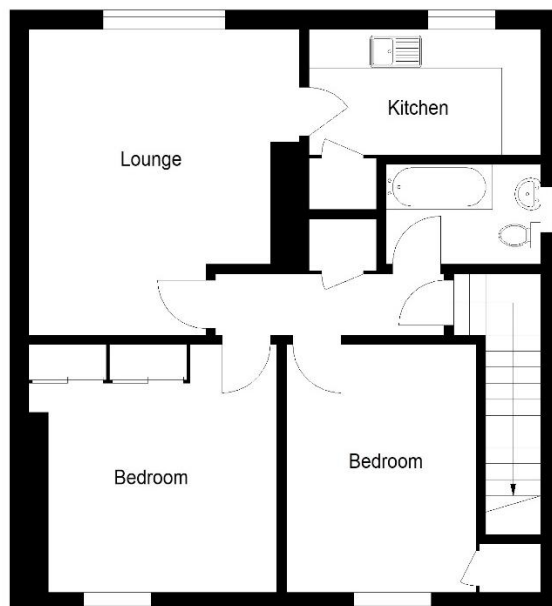


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Not To Scale (ID:1197853/ Ref:90505)



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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