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Solicitors & Estate Agents

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2 McGregor's Land, Kirriemuir, Angus, DD8 4GX
Offers Over £120,000

- **Traditional Mid-Terraced Cottage**
- **Living Room**
- **Kitchen**
- **Double Bedroom**
- **Dining room/Bedroom**
- **Bathroom**
- **Large enclosed Front Garden**
- **Gas Central Heating**
- **Double Glazing**

Situated within Kirriemuir's Conservation Area, this attractive mid-terraced bungalow would make an ideal first time buy or investment property. 2 McGregor's Land is within easy walking distance of local amenities and town centre shops.

Entrance

Access to the property is via a shared pathway/drive. The property is entered through a small porch. Doorway into Hall.

Hallway

All rooms lead off. Amtico flooring, radiator, access to attic.

Living Room (4.77m x 3.25m)

Bright room to the front of the property. Feature fireplace with gas fire. Window to front. Carpeted flooring and radiator.

Kitchen (2.12m x 1.61m).

Fitted kitchen with wall and base units. Integrated washing machine, gas hob and oven. Amtico flooring, window to front.

Bathroom (1.86m x 1.57m)

Modern bathroom with W/C, sink with vanity unit under, bath with shower over. Tiled flooring, towel radiator.

Bedroom (4.87m x 3.26m)

Double Room with double built-in wardrobes and storage cupboards above. Window to front. Carpeted flooring, radiator.

Bedroom/Dining Room (3.96m x 2.17m)

Single Room/Dining Room, with storage cupboards. Carpeted flooring and radiator. Window to rear.

External

There is shared access to the front of the property. The large south facing front garden, is laid in lawn with borders and incorporates mature trees and shrubs. Brick-built store. Shed. Rotary clothes dryer.





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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VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation

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