



Solicitors & Estate Agents



**75 Knowehead Crescent,
Kirriemuir, DD8 4AH
EPC: C**

Offers over **£80,000**

75 Knowehead Crescent, Kirriemuir

2-bedroom first floor flat

Overview

- First Floor Flat
- 2 Bedrooms
- 1 Reception Room
- Dining Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Easy on-street Parking
- Close to local amenities



A well-cared for first floor property, ideal for first time buyers or a buy to let opportunity and located close to most amenities.



This first-floor spacious flat has 2 good sized bedrooms both rooms benefiting from built in storage, a well-cared for shower room, a bright front facing lounge and a kitchen which has space for a small dining table and chairs. The property has gas central heating, double glazing and ample storage throughout. There is an enclosed private rear garden and easy on-street parking.

This property would be a great opportunity for first time buyers or a great buy to let.



Extras

Included in the sale is the garden shed as well as the fridge freezer, washing machine, gas cooker and the blinds and curtains.

Exterior

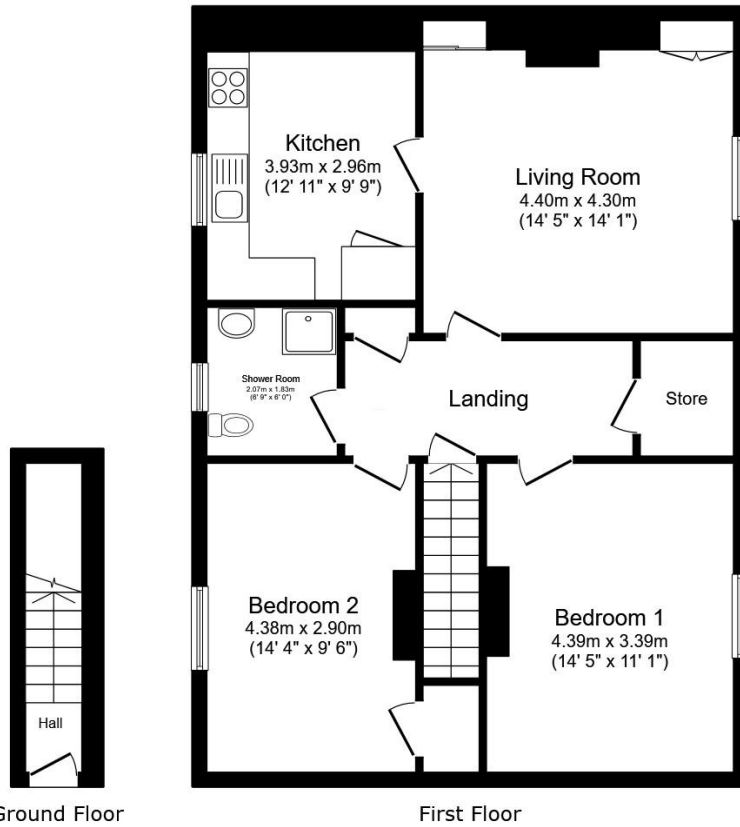
There is a private enclosed rear garden including a shed and there is ample on-street parking.



Directions

Use what3words

///prefect.jazzy.unscrew



Total floor area: 83.0 sq.m. (893 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: property@shiells-law.co.uk

www.shiellslaw.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.