

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**14 St Malcolms Wynd, Kirriemuir, DD8 4HB**

- **First Floor Flat**
- **Hallway**
- **Lounge/Dining Room**
- **Modern Fitted Kitchen**
- **Modern Bathroom with Shower**
- **Double Bedroom**
- **Gas Central Heating**
- **Double Glazing**
- **Central Location**
- **Close to all Amenities**
- **EPC C**

**Offers over £65,000**

This beautifully presented first floor flat occupies a prime central location in the town centre close to all services and amenities including local shops, public transport, bars and cafes. 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 and well-proportioned accommodation throughout and is in excellent decorative order. The subjects benefit from a spacious lounge/dining room, modern fitted kitchen with integral oven, hob and extractor hood, well-proportioned double bedroom and modern bathroom with shower.

This is an excellent opportunity to obtain a centrally located property which would suit a number of purchasers including first time, buy to let and retirement. Viewing is highly recommended.

**Entrance Hallway:** Wooden exterior door. Tiled Floor. Cloak recess with wet wall panelling and hatch to loft space with pull down ladder. Floored attic.

**Lounge/Dining Room:** Approx. 3.32m x 4.9m. Spacious public room with double glazed windows to front and window display shelf and under shelf storage.





**Kitchen**

Approx. 3.6m x 2.47m. Fitted with modern floor, wall and drawer units with integral oven, gas hob and extractor hood. Stainless steel splashback. Tiled to splashback. Plumbed for washing machine and dishwasher. Space for fridge/freezer. One and a half sink and drainer with mixer tap. Double glazed window to rear.



**Bathroom:**

Approx. 1.91m x 2.4m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled.



**Bedroom:**

Approx. 4.9m x 2.6m. Spacious double bedroom with double glazed window to front.



FIRST FLOOR  
45.0 sq.m. approx.



TOTAL FLOOR AREA: 45.0 sq.m. approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been checked and no guarantee is given for their accuracy or efficiency (not for given).  
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*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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