



The Bakery Loft, 23a Reform Street

| Kirriemuir | DD8 4BS

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Offers Over £80,000



We are delighted to bring to the market this immaculately presented main door/upper floor apartment which was once the Bakery Loft and provides contemporary bright and spacious accommodation within a prime central Kirriemuir location with all local services hand.



The main door is at street level and leads to the vestibule with stairs up to the accommodation which comprises a welcoming open plan lounge/dining room with a quality fitted kitchen, large double bedroom off and modern 3 piece bathroom suite. The subjects are in tasteful decorative, benefit from double glazing, gas fired central heating with recently replaced boiler and will be sold with floor coverings, blinds and integrated electric hob and oven included. There are ample storage facilities - including within the downstairs cupboard by the main door.

A wide range of amenities include shops, restaurants, public transport, recreational facilities and there is easy access to the cities of Aberdeen and Dundee via the A90 dual carriageway and the picturesque Angus Glens.

This particular property is thought to be an ideal 1st time purchase, retirement property, holiday / 2nd home and must be viewed early to avoid disappointment.



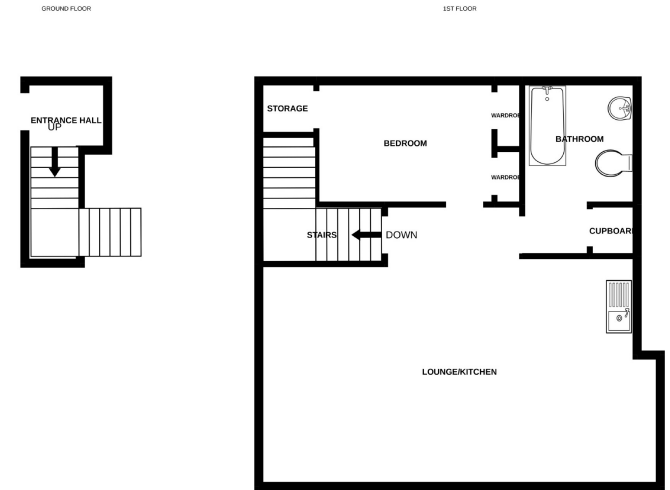
- Main Door/Upper Level
- Contemporary Apartment
- Open Plan Lounge/Dining Room with Fitted Kitchen
- Double Bedroom
- Modern Bathroom
- D/G & New GCH
- Prime Central Location
- EPC - C



Open Plan Lounge/
Dining/Kitchen 26'7 x 23'9
8.10m x 7.24m

Double Bedroom 11'7 x 9'6
3.53m x 2.90m

Bathroom 12'2 x 8'7
3.71m x 2.62m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, doors 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 accuracy, typicity and applicability shown here is not intended to be guaranteed, as to their quantity or efficiency can be given.
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