65 Glengate,
Kirriemuir DD8 4JG
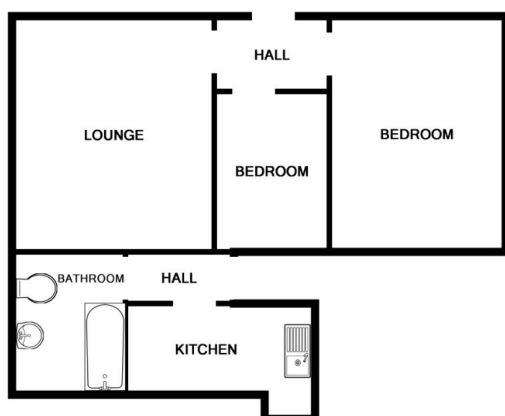
Offers Around £95,000

We are delighted to bring to the market this deceptively spacious end terraced stone built cottage which is ideally located in a prime central Kirriemuir location.

The subjects are in stylish decorative order and benefit from triple glazing, gas central heating with combination boiler, modern kitchen and spacious lounge/dining room with feature wood burning stove. All floor coverings and blinds are included. There are also ample storage facilities within the large attic area.

Externally there is a private courtyard area to the rear with useful brick outhouse which has power and light.

Kirriemuir boasts a wide range of excellent amenities including schools, shops, restaurants, access to the picturesque Angus Glens which offers recreational facilities including fishing, mountain biking, horse rinding and hill walking. Further services at the cities of Dundee and Aberdeen are available via the A90 dual carriageway.

Room	Imperial	Metric
Lounge	12'2 x 14'1. (Approx)	(3.71m x 4.29m (Approx))
Kitchen	7' x 10'. (Approx)	(2.13m x 3.05m (Approx))
Bathroom		
Bedroom 1	10'8 x 13'1. (Approx)	(3.25m x 3.99m (Approx))
Bedroom 2	9'7 x 6'10. (Approx)	(2.92m x 2.08m (Approx))

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