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55 Roods

| Kirriemuir | DD8 4HP

Offers Over £115,000

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We are delighted to bring to the market this delightful detached stone built cottage which provides spacious and comfortable accommodation within a prime central location. It is an ideal potential investment opportunity and the asking price reflects that there is some cosmetic work required to the outside of the property.

The subjects benefit from gas central heating, partial double glazing and will be sold with floor coverings included. The well proportional accommodation comprises:

Lounge, dining kitchen, utility room, 2 double bedrooms and a 3 piece bathroom suite.

The large, floored attic is divided into 3 well defined areas and can be utilised to suit individual purchaser's requirements. Externally there is a private garden with a useful shed.

The popular town of Kirriemuir boasts a wide range of services including schools, shops, restaurants, public transport, recreational facilities and has easy access to the picturesque Angus Glens and the cities of Dundee and Aberdeen.

Early viewing is highly recommended to avoid disappointment.

- Detached Stone Built Cottage
- Lounge
- Dining Kitchen & Utility
- 2 Double Bedrooms
- Bathroom
- Large Floored Attic
- Private Gardens, Shed & Drive
- EPC - D





Lounge	15'1 x 12'8	4.60m x 3.86m
Dining Kitchen	10'0 x 8'0	3.05m x 2.44m
Utility Room	9'5 x 5'4	2.87m x 1.63m
Bedroom 1	15'4 x 12'9	4.67m x 3.89m
Bedroom 2	11'6 x 11'4	3.53m x 3.45m
Bathroom	6'6 x 5'5	1.98m x 1.65m
Attic Area 1	11'5 x 9'9	3.48m x 2.97m
Attic Area 2	12'3 x 9'7	3.73m x 2.92m
Attic Area 3	9'7 x 7'3	2.92m x 2.21m

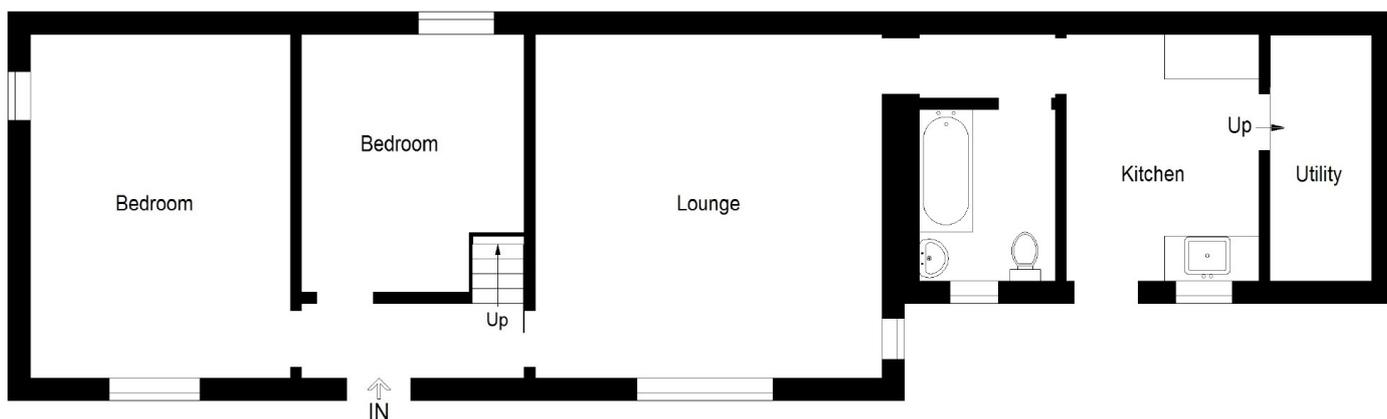


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