

property@hodge



106 Glamis Road
Kirriemuir
DD8 5DF

Offers over
£104,500





This well presented two-bedroom end-terraced home offers well-proportioned and versatile accommodation, ideally suited to first-time buyers, downsizers and investors alike.

Situated within a popular residential area of Kirriemuir, the property enjoys a convenient location close to both primary and secondary schooling, while the town centre and its range of shops, services and local amenities are within easy walking distance.

The accommodation is arranged over two levels and comprises a welcoming hallway, bright lounge, fitted kitchen, two bedrooms and a shower room and good storage throughout.

Externally, the property enjoys a low maintenance chipped garden to the front with a paved pathway leading to the entrance. The enclosed rear courtyard is also designed for ease of upkeep and has a rotary clothes dryer. Residents parking is available in the car park behind.

The property is well placed to take advantage of the excellent amenities available in Kirriemuir, while the nearby town of Forfar, located just five miles away, offers a wider range of independent shops, leisure facilities, supermarkets and scenic walking routes.

Offered to the market with no onward chain, this property presents an excellent opportunity to acquire a well-maintained home in a popular location.

All white goods, carpets, blinds and curtains are included in the sale.

Lounge 5.08m x 3.28m (16'8" x 10'9")

Kitchen 3.52m x 2.84m (11'7" x 9'4")

Bedroom One 4.29m x 3.32m (14'1" x 10'11")

Bedroom Two 3.22m x 2.93m (10'7" x 9'7")

Bathroom 1.89m x 1.82m (6'2" x 5'12")



■ 2 Bedrooms

■ Kitchen

■ Lounge

■ Family Bathroom

■ GCH & DG

■ Ideal Buy To Let

■ Popular Residential Area

■ Move in Condition

■ Council Tax Band B

■ EPC Rating D

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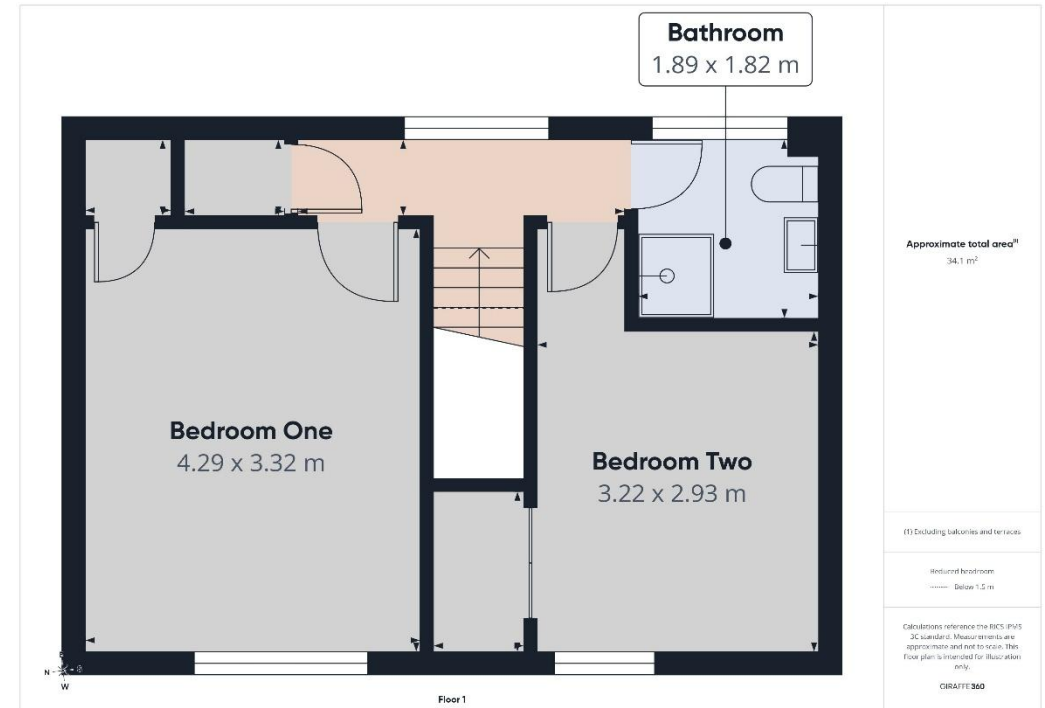
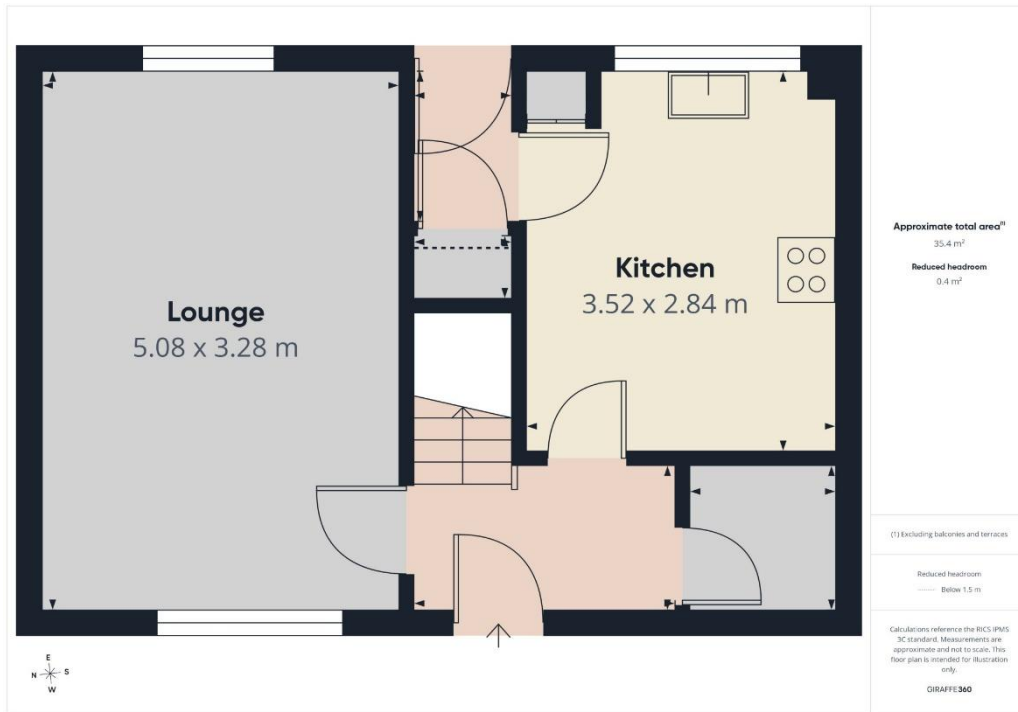




Directions: what3words:chatting.focal.revamping

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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