



32 Prosen Road | Kirriemuir | DD8 5AU

Offers Over £65,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This two-bedroom upper floor apartment is located within a popular residential area of Kirriemuir, conveniently positioned close to local schools, Sports Centre and amenities.

The property offers well proportioned accommodation and presents an excellent opportunity for purchasers looking to modernise. The layout comprises a bright lounge, fitted kitchen, two well-proportioned bedrooms, one located off the lounge and a bathroom. Benefits include double glazing and gas central heating.

Externally, the property enjoys the added advantage of a private garden to the rear, ideal for outdoor storage or leisure use.

Offering strong potential as a buy-to-let investment or an ideal first-time purchase, this property represents an attractive opportunity in a popular location.

- Upper Floor Apartment
- Bright and Spacious Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Garden
- GCH & DG
- EPC Band C

**Entrance Vestibule:**

Staircase to upper floor accommodation. Exterior door.

Upper Hallway:

All accommodation leading off. Double glazed window looking to side.

Lounge: Approx. 3.5mx4.7m

Spacious Lounge with double glazed window to front. Open fire with wooden mantle and hearth. Door to bedroom.

Bedroom 1: Approx. 3.3mx4m

Good sized double bedroom with double glazed window. Fitted double wardrobe.

Bedroom 2: Approx 3mx4m

Double bedroom with double glazed window. Double fitted wardrobe.

Bathroom: Approx. 2.1mx3.9m

Fitted with three piece suite comprising WC, wash hand basin and bath. Double glazed frosted glass window.

Heated towel rail.

Outside

Private area of garden ground to rear laid to lawn





Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD8 5AU

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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