

Simple Approach



Estate Agents



**22, G/R Hillhead Terrace, Kirriemuir
DD8 4HS**

Offers over £69,995

Simple Approach are pleased to welcome this ground floor flat on Hillhead Terrace, Kirriemuir to the residential sales market. Set within a highly sought after location, Hillhead Terrace is ideally placed to take advantage of all local amenities along with being a short distance away from Dundee City Centre. The property offers spacious accommodation set across one floor, comprising; an entrance hallway, bright and spacious lounge, good sized kitchen, two generous bedrooms and a bathroom. The property lends itself to a wide range of buyers including first time buyers, investors or couples seeking a well located property. Practical attributes include gas central heating and full double glazing throughout. Viewing is essential to appreciate the space and excellent location on offer here at Hillhead Terrace, Kirriemuir.

Lounge

16'7" x 11'1" (5.06 x 3.39)

Kitchen

10'9" x 8'7" (3.28 x 2.64)

Bedroom One

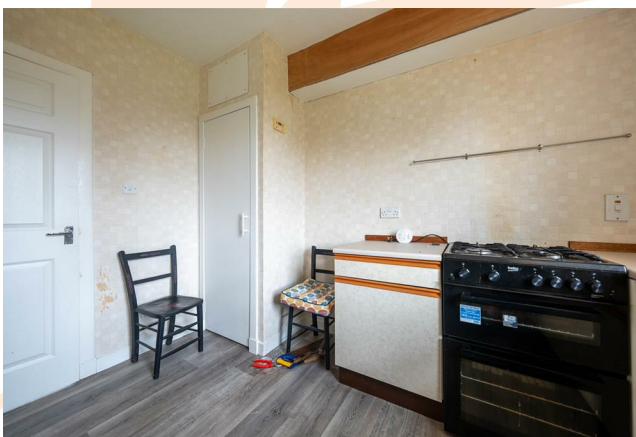
11'11" x 11'8" (3.64 x 3.56)

Bedroom Two

13'8" x 9'5" (4.18 x 2.88)

Bathroom

6'9" x 6'0" (2.06 x 1.84)

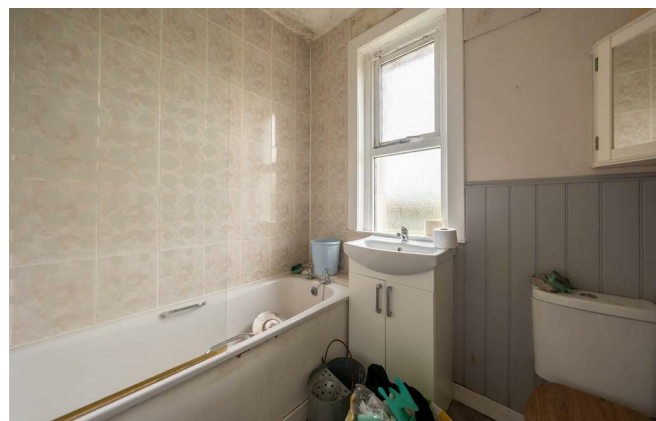


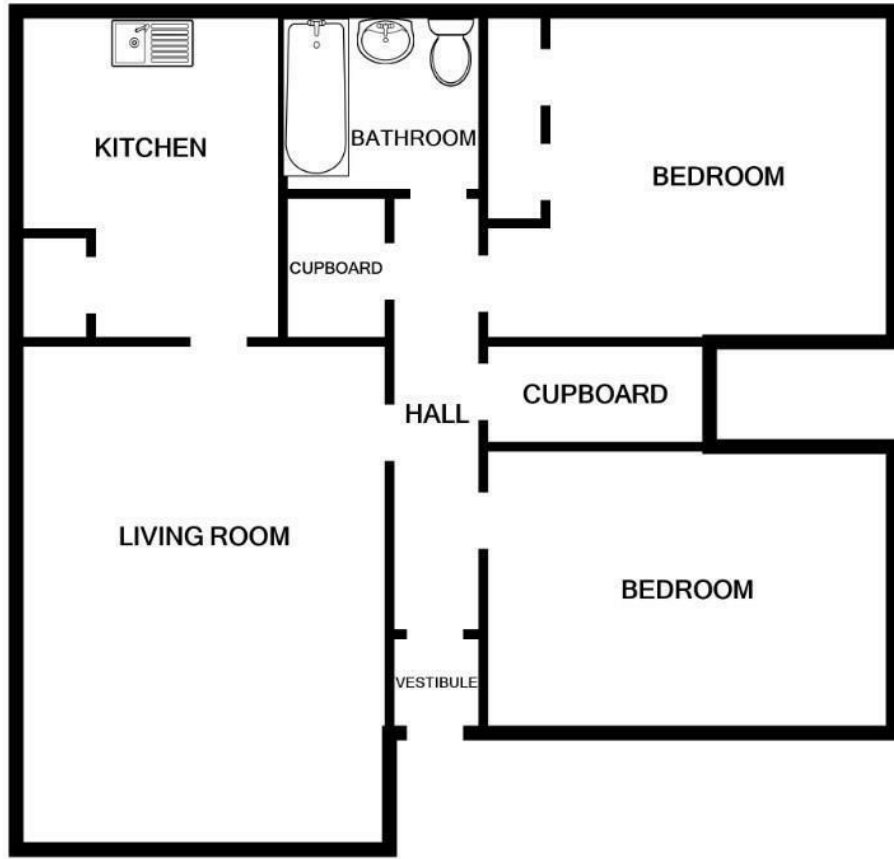


- Ground Floor Flat
- Bright & Spacious Lounge

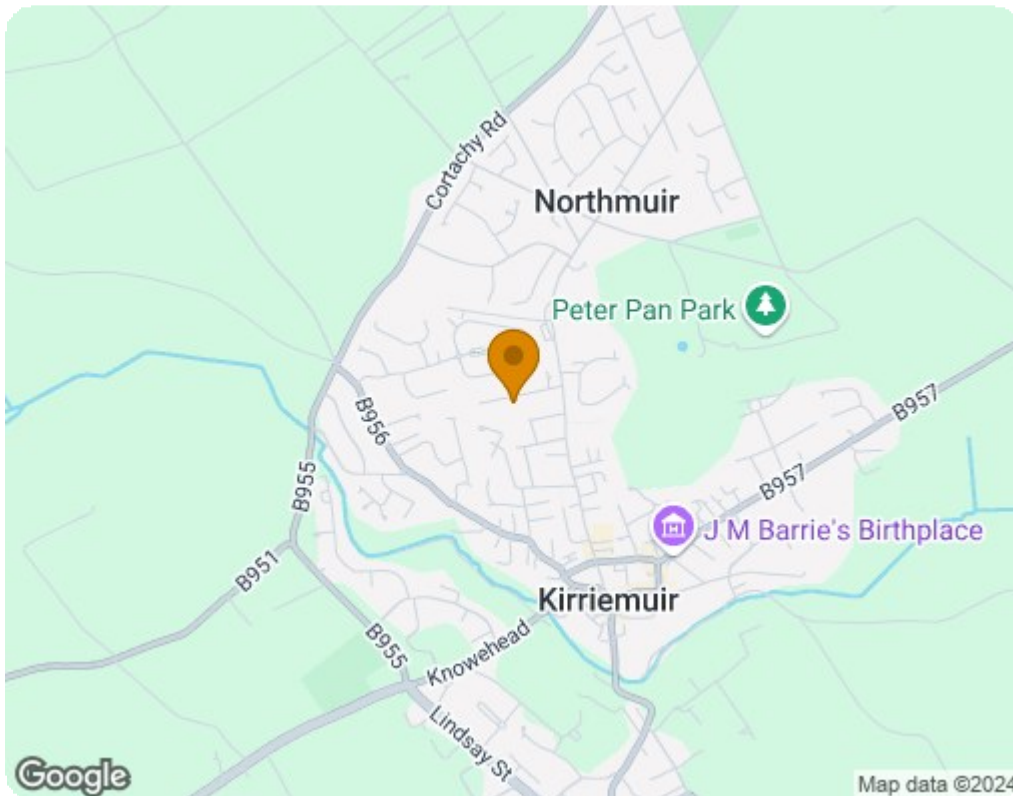
- Two Generous Bedrooms
- Gas Central Heating

- Sizeable Kitchen
- Full Double Glazing





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	75	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC