

Simple Approach



**2A Church Lane, Kirriemuir
Angus DD8 4HE**

Offers over £65,995

This spacious two-bedroom flat on Church Lane in Kirriemuir offers an excellent opportunity for buyers looking to create a comfortable home or investment property with real potential. Set in a highly desirable location, the property benefits from a generous layout and an abundance of natural light throughout.

The bright and airy lounge provides a welcoming living space. The good-sized kitchen offers plenty of room for dining. There are two well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest space. The property is completed by a shower room.

Although the flat is in need of some refurbishment, it presents a fantastic opportunity to add value and personalise the space to your own style. With its spacious interior, excellent location, and strong potential, this property is an ideal project for first-time buyers, investors, or those looking to downsize while remaining close to local amenities.

Lounge

9'8" x 16'2" (2.95 x 4.93)

Kitchen

8'8" x 9'1" (2.66 x 2.78)

Bedroom One

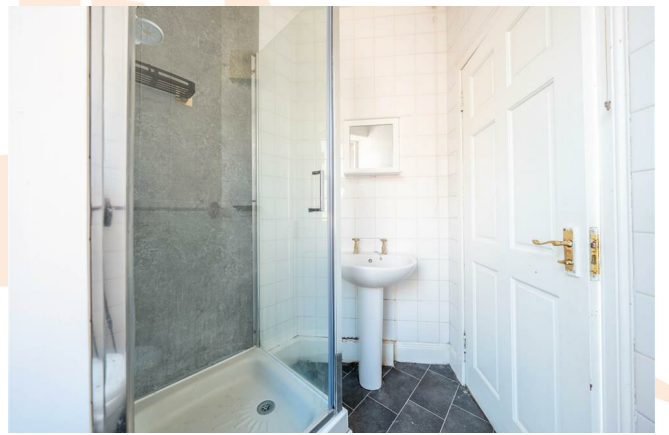
6'6" x 12'5" (2.00 x 3.81)

Bedroom Two

9'3" x 8'10" (2.82 x 2.71)

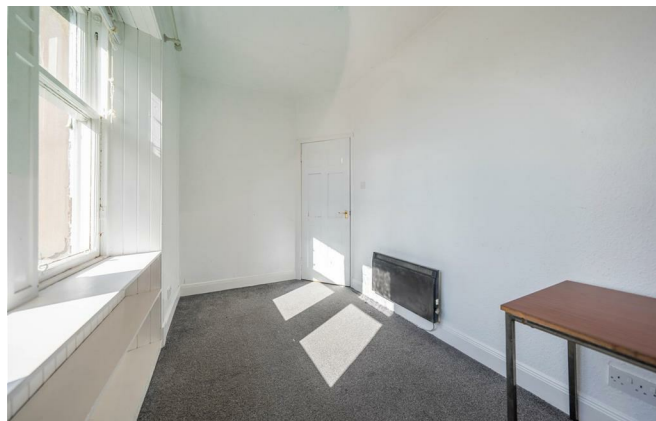
Shower Room

5'6" x 5'11" (1.70 x 1.81)

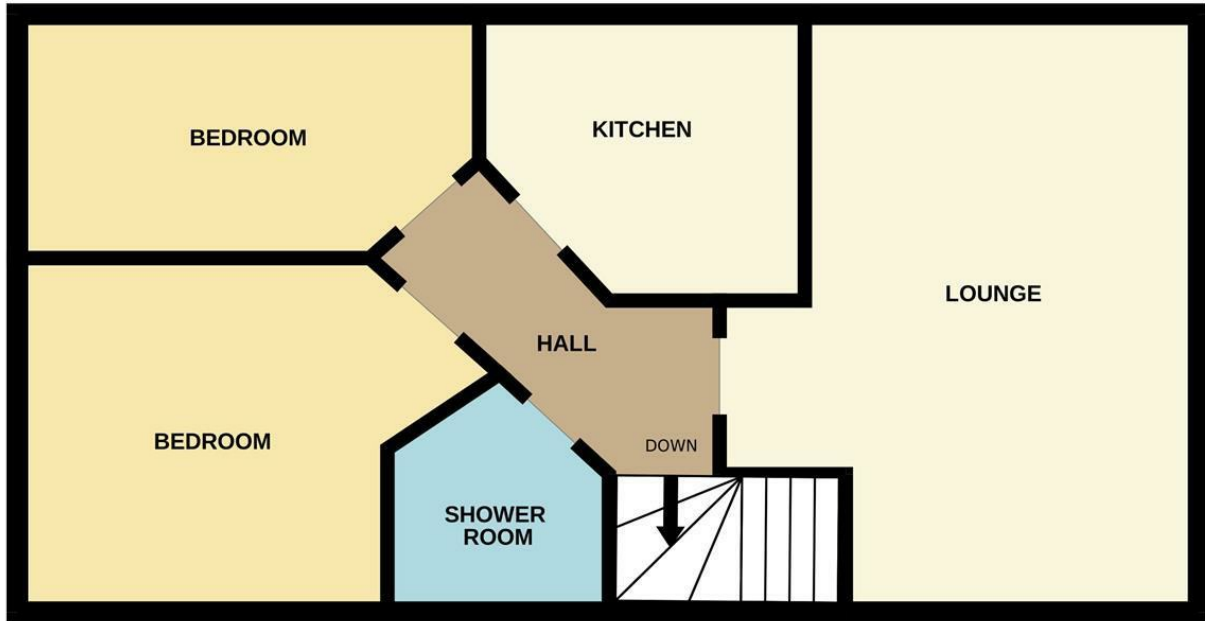




- Two Bedroom Flat
- Spacious Kitchen
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Excellent Investment Opportunity
- Sought After Location
- Bright Lounge
- Communal Rear Gardens

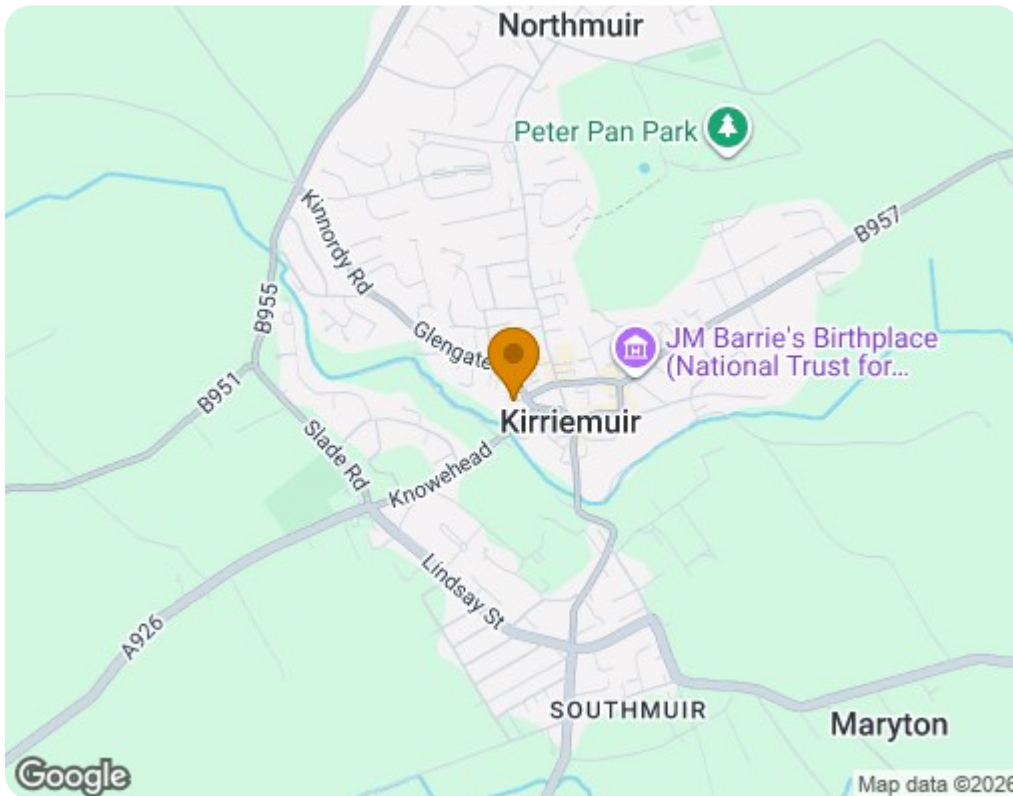


FIRST FLOOR
49.0 sq.m. approx.



TOTAL FLOOR AREA : 49.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		29	
(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			91
(81-91) B			
(69-80) C		69	
(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	