Simple Approach

Estate Agents

19 Glengate, Kirriemuir

DD8 4HD

Offers over £62,995

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

19 Glengate, Kirriemuir, DD8 4HD

Set within a highly sought-after area of Kirriemuir, Flat 7, 19 Glengate is a well presented property offering an excellent opportunity for a range of buyers, particularly those seeking a fantastic investment.

This flat is one of three currently available within the block through Simple Approach Estate Agents, presenting a rare chance to acquire multiple units within the same building. Internally, the property is bright and spacious throughout, benefitting from a well-designed layout that maximises both comfort and practicality.

Accommodation comprises a welcoming open plan kitchen and lounge area, creating a modern and sociable living space ideal for everyday living. There are two well-proportioned bedrooms, both offering ample space for furnishings, along with a bathroom fitted with a shower over bath facility.

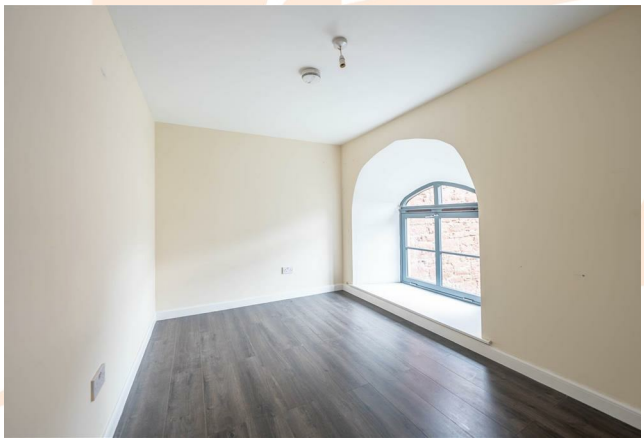
With its desirable location, well-maintained condition, and strong investment potential, this property is well suited to both investors and first-time buyers alike, and is not to be missed.

Lounge + Kitchen
12'11" x 6'11" (3.96 x 2.12)

Bedroom one
9'8" x 10'10" (2.95 x 3.32)

Bedroom Two
7'9" x 12'8" (2.38 x 3.88)

Bathroom
8'2" x 5'1" (2.51 x 1.55)



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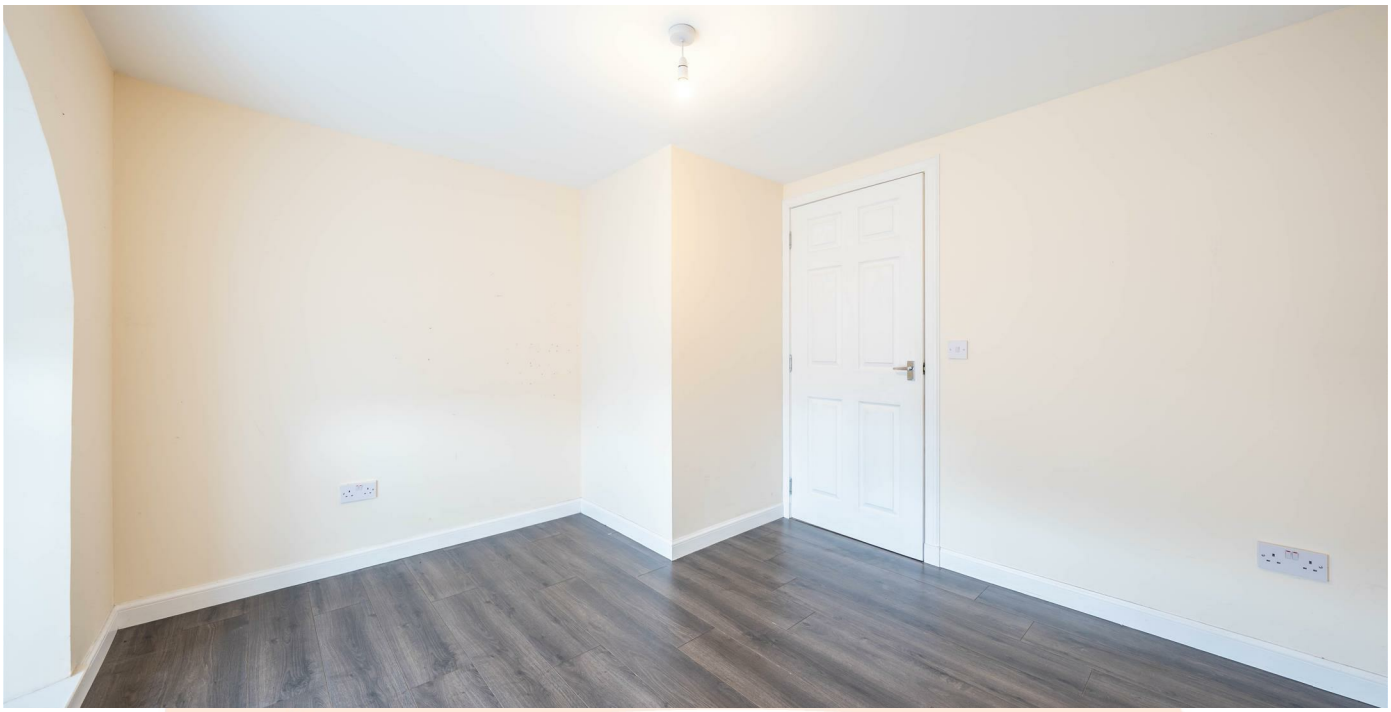

- Well presented flat in a highly sought-after Kirriemuir location
- Bright and spacious accommodation throughout
- Move-in ready condition
- One of three properties currently for sale within the same block
- Open plan kitchen and lounge area – perfect for modern living
- Appeals to a wide range of buyers including investors and first-time buyers
- Ideal investment opportunity with strong rental potential
- Two bedrooms

Northmuir
Peter Pan Park
Kinnordy Rd
B957
B955
Glengate
JM Barrie's Birthplace
(National Trust for...
B951
Kirriemuir
Slade Rd
Knowehead
Lindsay St
A926
SOUTHMUIR
Maryton
Google
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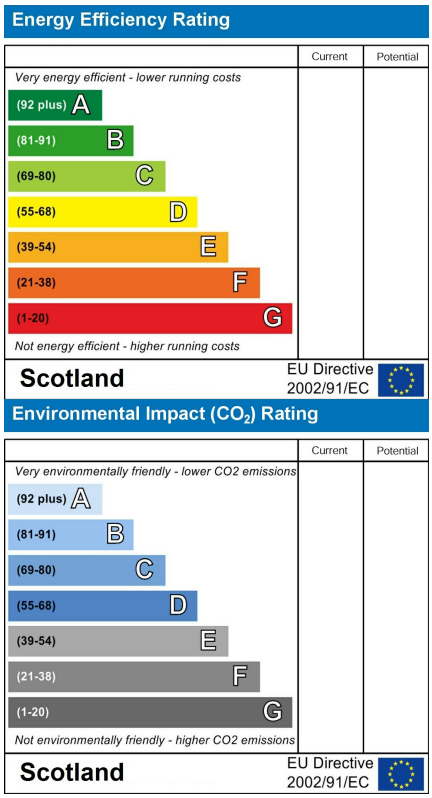
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
Scotland
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
Scotland
EU Directive 2002/91/EC