

Simple Approach



**43 Morrison Street, Kirriemuir
DD8 5DB**

Offers over £179,995

This beautifully presented semi-detached home on Morrison Street, Kirriemuir, offers stylish, move-in-ready accommodation ideal for a range of buyers. Finished to a high standard throughout, the property showcases a bright and welcoming lounge, complemented by a modern, well-equipped kitchen that provides the perfect space for daily cooking and family life. The home features three well-proportioned bedrooms, each offering comfortable living and flexibility for families, guests or home working. The contemporary bathroom adds to the overall appeal, with sleek finishes and a fresh, modern design. Further benefits include gas central heating and double glazing, ensuring warmth and efficiency all year round. Externally, the property enjoys a private driveway providing off-street parking, along with a fully enclosed rear garden. Located within a popular residential area of Kirriemuir, this impressive home is perfect for those seeking quality, comfort and convenience in a well-connected setting.

Lounge

11'5" x 20'11" (3.49 x 6.40)

10'1" x 11'5" (3.09 x 3.49)

Kitchen

7'10" x 14'3" (2.41 x 4.36)

Bathroom

14'3" x 6'11" (4.36 x 2.12)

Downstairs Bedroom (Bedroom One)

9'11" x 11'11" (3.04 x 3.64)

Back Porch

4'10" x 8'10" (1.48 x 2.71)

Bedroom Two

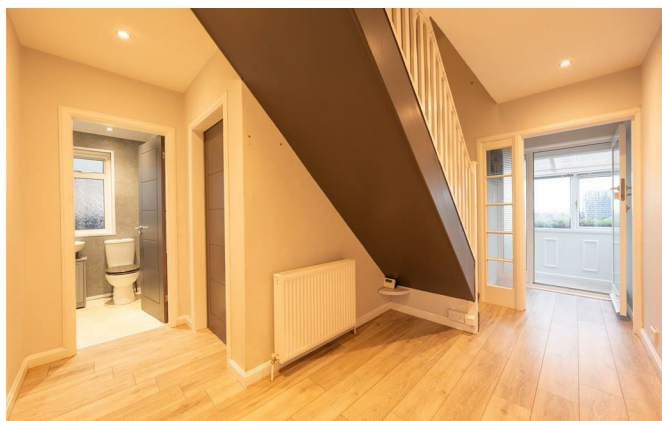
11'9" x 14'3" (3.59 x 4.35)

Bedroom Three

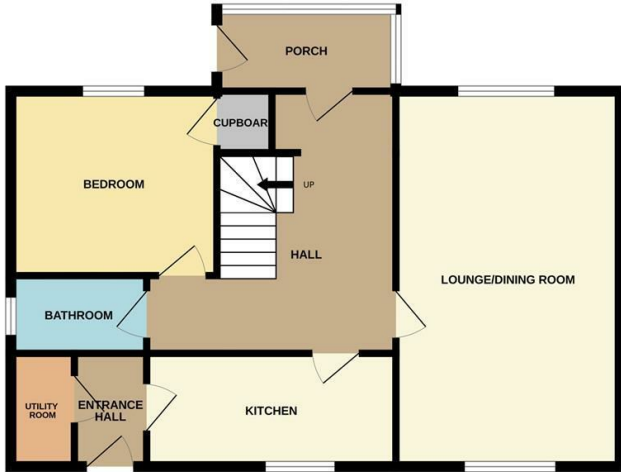




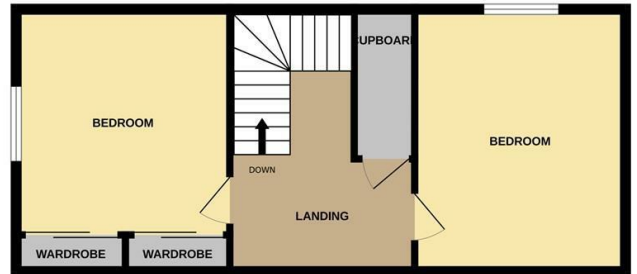
- Well-presented semi-detached home in Kirriemuir
- Modern, well-equipped kitchen
- Private driveway offering off-street parking
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Three well-proportioned bedrooms
- Stylish contemporary bathroom
- Enclosed private rear garden
- Bright and welcoming lounge
- Gas central heating and double glazing
- Move-in-ready home in a popular residential location



GROUND FLOOR



1ST FLOOR



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			
(55-68) D		65	73
(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			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	