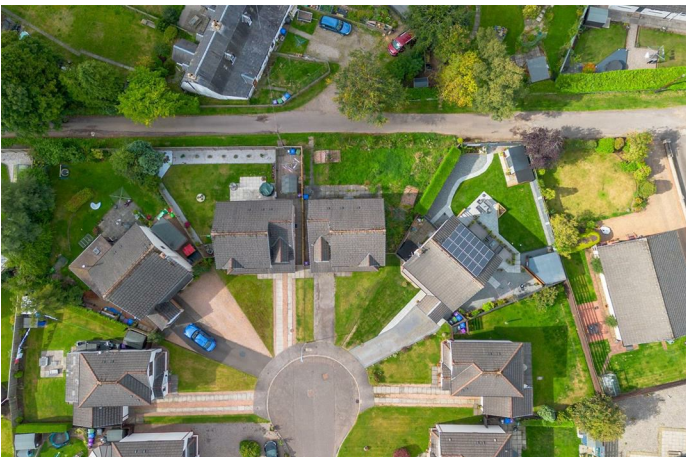


Simple Approach



Estate Agents



**66 Cortachy Crescent, Kirriemuir
DD8 4TP**

Offers over £235,995

Situated within the highly sought-after area of Northmuir, Kirriemuir, this spacious two-storey detached house offers an exciting opportunity to create a beautiful family home. Positioned within a quiet cul-de-sac, the property provides generous accommodation throughout and, while requiring renovation, offers excellent potential for buyers looking to put their own stamp on a property.

The ground floor comprises a welcoming entrance hallway, a bright and spacious open-plan lounge/dining area, a sizeable kitchen and a convenient downstairs WC. Upstairs, there are four well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a further family bathroom. Further benefits include gas central heating, double glazing, a private driveway and an integral garage. To the rear, there is a private garden offering a good outdoor space with plenty of potential.

With its generous accommodation, detached layout and desirable location, this property offers a fantastic opportunity to create a spacious and attractive family home in a popular area of Kirriemuir.

Lounge

15'4" x 11'7" (4.69 x 3.54)

Dining Room

8'9" x 10'7" (2.69 x 3.25)

Kitchen

8'8" x 12'11" (2.66 x 3.95)

Downstairs WC

3'0" x 5'8" (0.93 x 1.74)

Bedroom One

9'1" x 10'2" (2.78 x 3.12)

Ensuite Shower Room

5'0" x 6'7" (1.54 x 2.01)

Bedroom Two

23'1" x 8'2" (7.06 x 2.50)

Bedroom Three

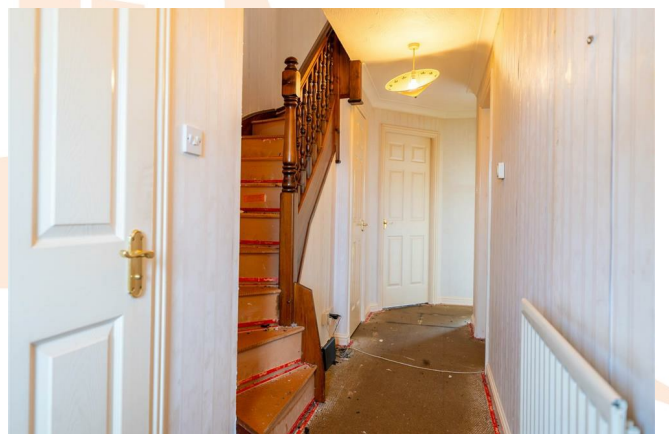
10'2" x 8'7" (3.10 x 2.64)

Bedroom Four

6'10" x 9'10" (2.10 x 3.01)

Bathroom

5'10" x 6'8" (1.79 x 2.05)

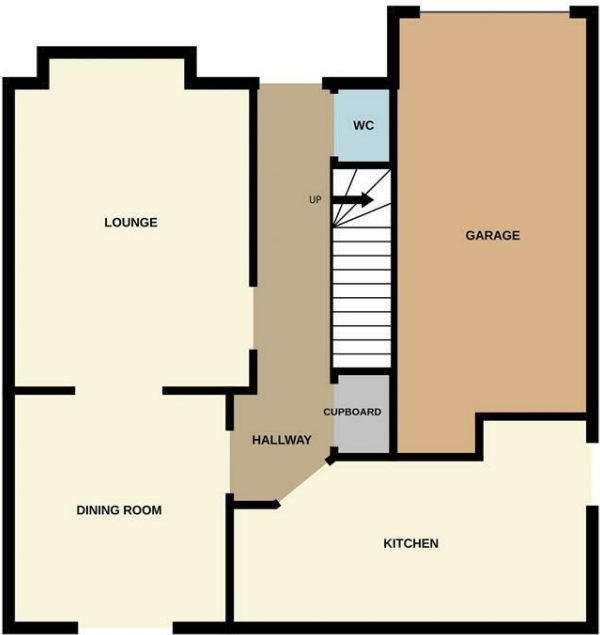




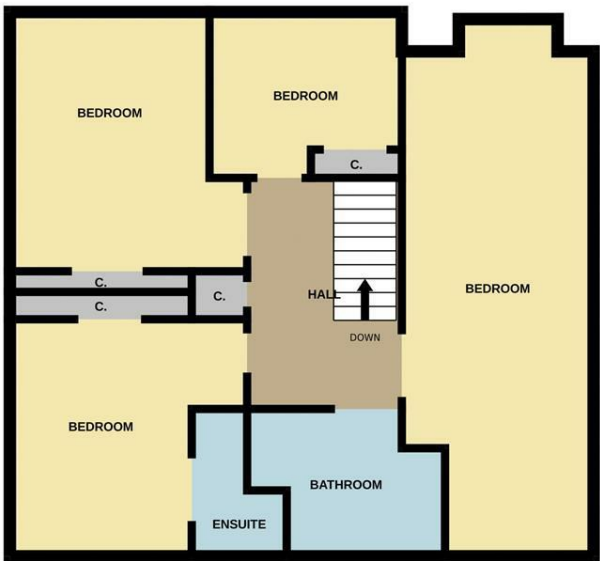
- Generous Detached House
- Open Plan Lounge / Dining Area
- Ample Potential
- Private Rear Garden
- Four Bedrooms
- Sizeable Kitchen
- Spacious Accommodation
- Master Ensuite Shower Room
- Renovation Required Throughout
- Private Driveway & Garage



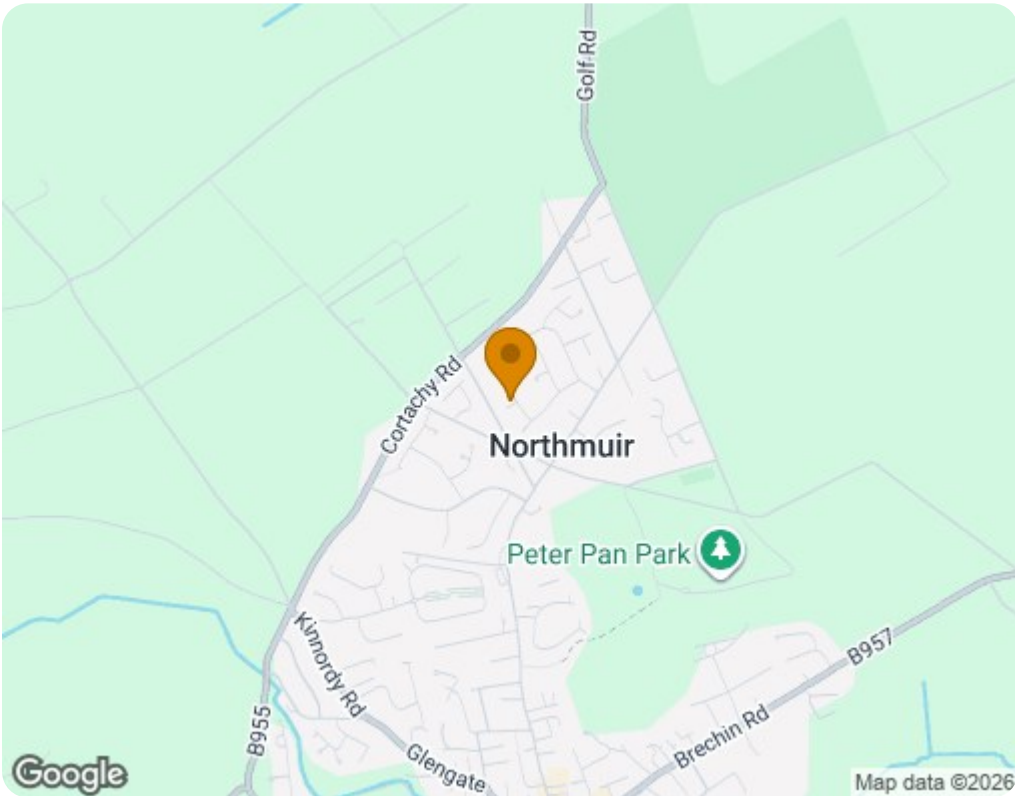
GROUND FLOOR



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.
Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		