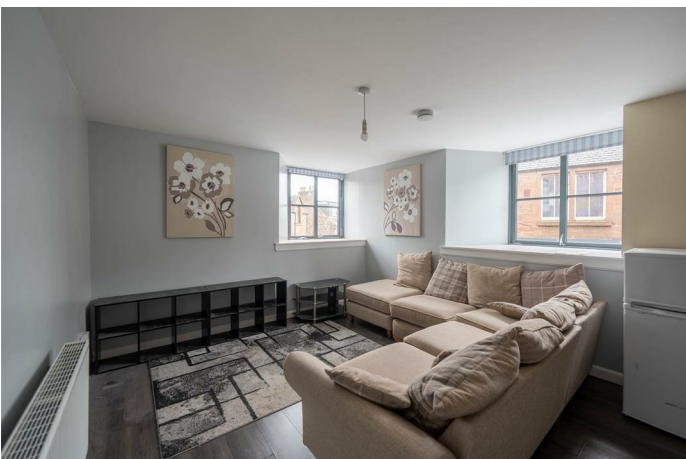


Simple Approach



19 Glengate, Kirriemuir
DD8 4HD

Offers over £62,995

Situated within a popular and well-regarded area of Kirriemuir, Flat 4, 19 Glengate is a well maintained and attractive property, ideally suited to a variety of buyers, with particular appeal for investors.

This flat is one of three currently being marketed within the same block through Simple Approach Estate Agents, offering a unique opportunity to secure multiple properties in one location. The interior is bright, airy, and thoughtfully laid out, providing comfortable and practical living space throughout.

The accommodation features a spacious open plan kitchen and lounge area, perfect for both relaxing and entertaining. There are two generously sized bedrooms, along with a bathroom complete with a shower over the bath.

With its desirable setting, well-kept condition, and excellent investment potential, this property represents a fantastic opportunity and is sure to attract strong interest.

Lounge + Kitchen

11'6" x 18'4" (3.51 x 5.61)

Bedroom one

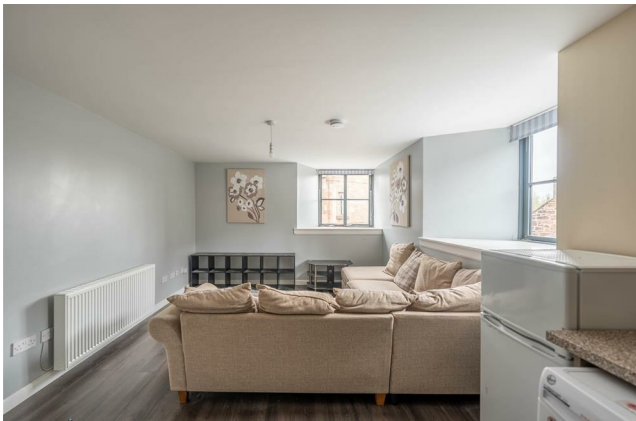
8'0" x 12'4" (2.45 x 3.76)

Bedroom Two

9'4" x 11'6" (2.87 x 3.52)

Bathroom

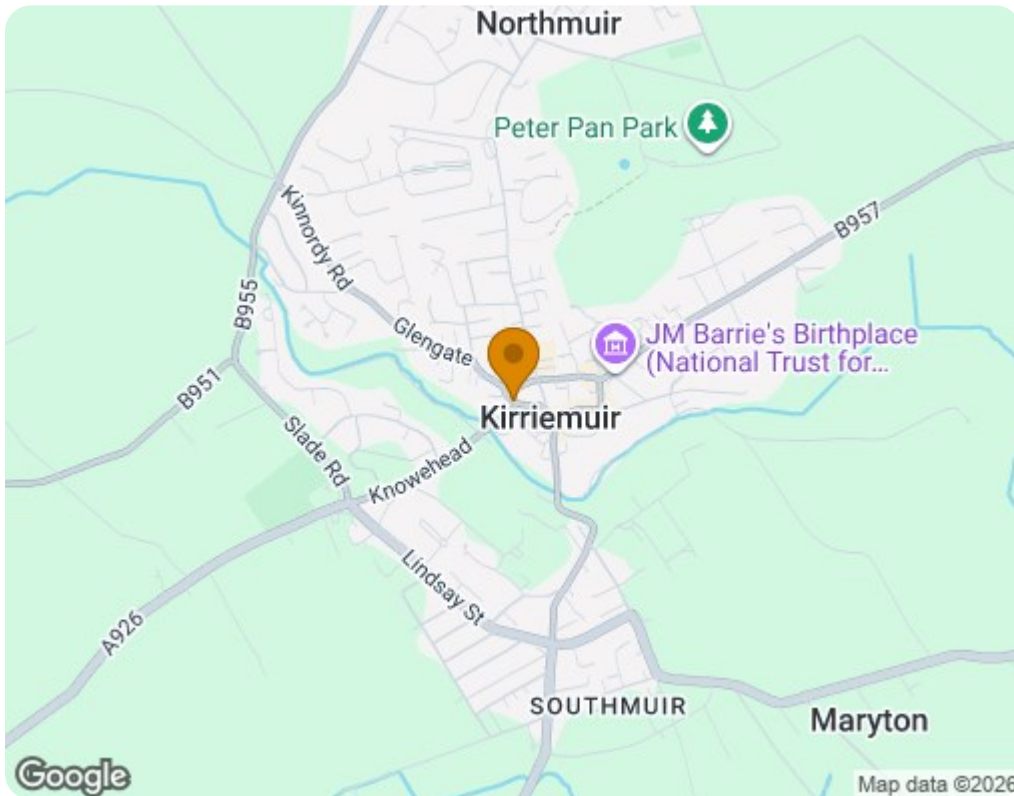
5'10" x 6'11" (1.79 x 2.12)





- Attractive flat set within a desirable area of Kirriemuir
- One of three properties available in the same block
- Excellent buy-to-let or investment opportunity
- Bright and well-proportioned accommodation
- Open plan kitchen and lounge space
- Two good-sized bedrooms
- Suitable for a range of buyers including investors and first-time purchasers





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	93	93
(81-91) B		
(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	