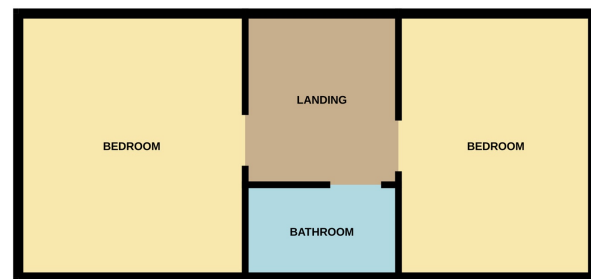




GROUND FLOOR

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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ABOUT THE PROPERTY

This is a fantastic opportunity to obtain a complete development project set within the desirable Northmuir area, close to popular Angus town of Kirriemuir.

The generously proportioned accommodation currently comprises: hall with under stair cupboard, lounge with open fire and surround, kitchen area which leads to a spacious utility/store with exterior door to the rear. The master bedroom is on the ground floor and there is a versatile reception room which could be utilised as a dining room/home office or fourth bedroom. On the upper level there are two further double bedrooms and a bathroom.

Externally there are enclosed gardens to the front and rear as well as a larger plot of ground to the side.

Local amenities include a primary school, golf course, Peter Pan Park and a convenience store.

Please note this property will not qualify for lending purposes in its current condition.

Lounge

10' 6" x 16' 2" (3.20m x 4.93m)

Kitchen

8' 9" x 11' 2" (2.67m x 3.40m)

Utility

9' 5" x 15' 8" (2.87m x 4.78m)

Bedroom 1

11' 3" x 17' 02" (3.43m x 5.23m)

Bedroom 2

10' 0" x 14' 9" (3.05m x 4.50m)

Bedroom 3

11' 3" x 14' 11" (3.43m x 4.55m)

Bathroom

4' 9" x 8' 4" (1.45m x 2.54m)

FEATURES

- Development Opportunity
- Extensive Refurbishment required
- Semi Detached Villa
- Lounge with Open Fire
- Kitchen & Utility Room
- Home Office/Bedroom 4
- 3 Double Bedrooms
- Bathroom
- Front & Rear Gardens

