

Simple Approach



Estate Agents



**2A Church Lane, Kirriemuir
Angus DD8 4HE**

Offers over £65,995

This spacious two-bedroom flat on Church Lane in Kirriemuir offers an excellent opportunity for buyers looking to create a comfortable home or investment property with real potential. Set in a highly desirable location, the property benefits from a generous layout and an abundance of natural light throughout.

The bright and airy lounge provides a welcoming living space. The good-sized kitchen offers plenty of room for dining. There are two well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest space. The property is completed by a shower room.

Although the flat is in need of some refurbishment, it presents a fantastic opportunity to add value and personalise the space to your own style. With its spacious interior, excellent location, and strong potential, this property is an ideal project for first-time buyers, investors, or those looking to downsize while remaining close to local amenities.

Lounge

9'8" x 16'2" (2.95 x 4.93)

Kitchen

8'8" x 9'1" (2.66 x 2.78)

Bedroom One

6'6" x 12'5" (2.00 x 3.81)

Bedroom Two

9'3" x 8'10" (2.82 x 2.71)

Shower Room

5'6" x 5'11" (1.70 x 1.81)

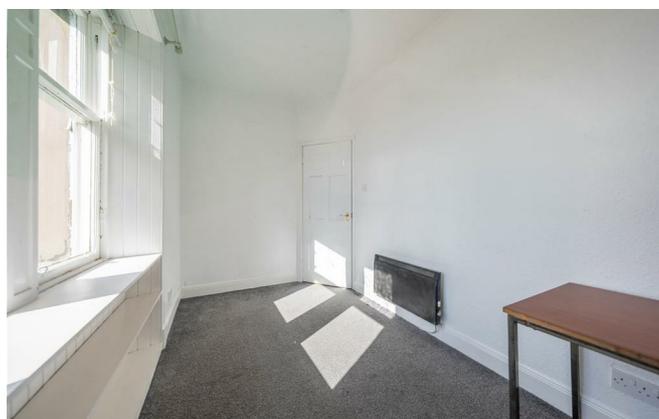


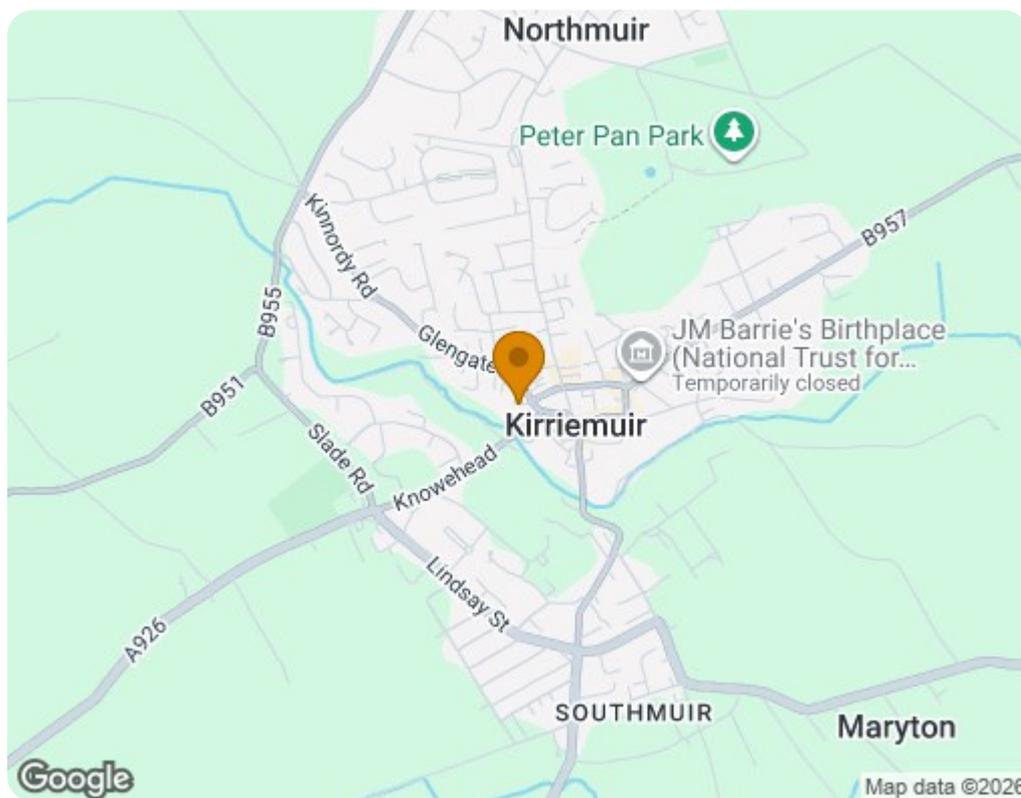


- Two Bedroom Flat
- Spacious Kitchen

- Excellent Investment Opportunity
- Sought After Location

- Bright Lounge
- Communal Rear Gardens





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	29	
(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		91
(69-80) C	69	
(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