

Simple Approach



19 Glengate, Kirriemuir  
DD8 4HD

Offers over £62,995

Set within a highly sought-after area of Kirriemuir, Flat 7, 19 Glengate is a well presented property offering an excellent opportunity for a range of buyers, particularly those seeking a fantastic investment.

This flat is one of three currently available within the block through Simple Approach Estate Agents, presenting a rare chance to acquire multiple units within the same building. Internally, the property is bright and spacious throughout, benefitting from a well-designed layout that maximises both comfort and practicality.

Accommodation comprises a welcoming open plan kitchen and lounge area, creating a modern and sociable living space ideal for everyday living. There are two well-proportioned bedrooms, both offering ample space for furnishings, along with a bathroom fitted with a shower over bath facility.

With its desirable location, well-maintained condition, and strong investment potential, this property is well suited to both investors and first-time buyers alike, and is not to be missed.

**Lounge + Kitchen**

12'11" x 6'11" (3.96 x 2.12)

**Bedroom one**

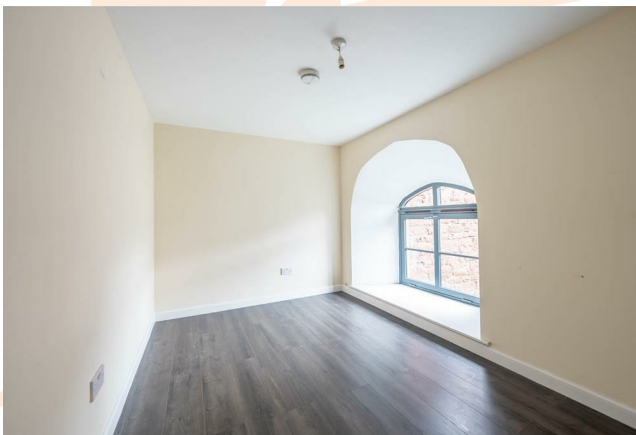
9'8" x 10'10" (2.95 x 3.32)

**Bedroom Two**

7'9" x 12'8" (2.38 x 3.88)

**Bathroom**

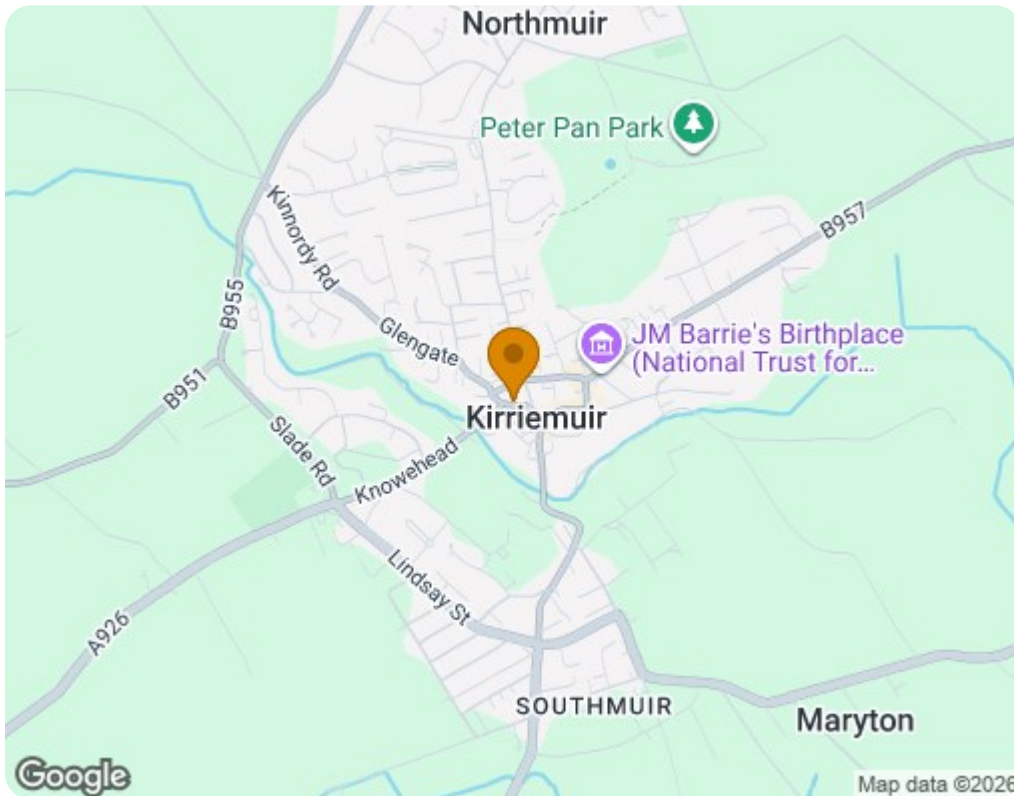
8'2" x 5'1" (2.51 x 1.55)





- Well presented flat in a highly sought-after Kirriemuir location
- Bright and spacious accommodation throughout
- Move-in ready condition
- One of three properties currently for sale within the same block
- Open plan kitchen and lounge area – perfect for modern living
- Appeals to a wide range of buyers including investors and first-time buyers
- Ideal investment opportunity with strong rental potential
- Two bedrooms





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	