

Simple Approach



**19A Glengate, Kirriemuir
DD8 4HD**

Offers over £65,995

Set within a highly sought-after area of Kirriemuir, this well presented ground floor flat at 19A, Glengate offers an excellent opportunity for a range of buyers, particularly those seeking a fantastic investment.

The property is one of three currently available within this block through Simple Approach Estate Agents, presenting a rare chance to acquire multiple units within the same building.

Internally, the flat 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, providing 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.

This ground floor position ensures easy access and convenience, further enhancing its appeal to a wide range of tenants or buyers. With its desirable location, well-maintained condition, and strong investment potential, this property is not to be missed.

Lounge + Kitchen

12'7" x 16'0" (3.86 x 4.88)

Bedroom One

9'2" x 12'11" (2.80 x 3.95)

Bedroom Two

9'2" x 7'4" (2.80 x 2.24)

Bathroom

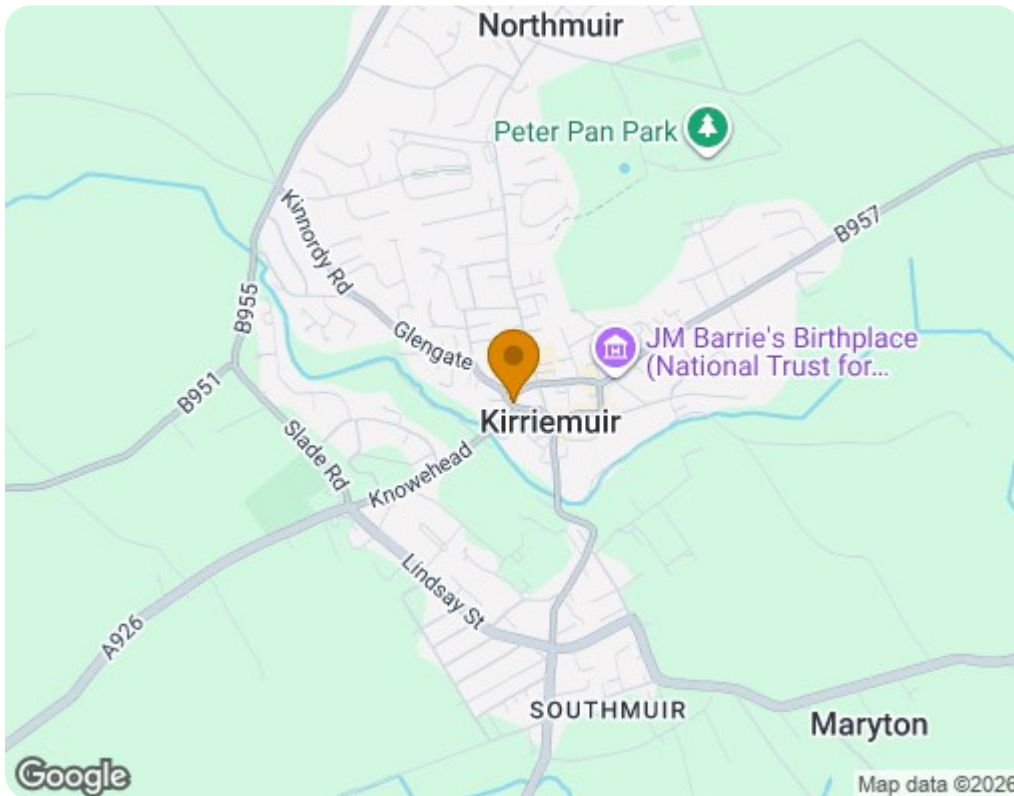
7'3" x 6'3" (2.23 x 1.91)





- Private Front Door Access To The Flat
- Sought After Location
- Open Plan Kitchen / Lounge
- Ground Floor
- Bright And Spacious Throughout
- One of three properties currently for sale within the same block
- Two Bedrooms
- Ideal For Investors, First Time Buyers Or Couples





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
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