

**11 Victoria Street, Kirriemuir, Angus, DD8 5DH**



**Offers Around £63,000**

Set within a quiet residential area of Kirriemuir, this one bedroom ground floor flat is ideally placed to take advantage of the local amenities and is well placed for commuting further afield. 11 Victoria Street offers spacious accommodation throughout, comprising of; entrance hallway, double bedroom with fitted mirrored wardrobes, a bright lounge with feature gas fire place and surround, kitchen and a bathroom with shower over the bath. This property could make an ideal first time buy or investment opportunity.

Accommodation comprises:- Living Room, Kitchen, Bathroom, Double Bedroom.

Outside:- Small graveled area to the front, shared communal garden at back, ample on street parking available.

Gas Central Heating, Double Glazing, Energy Performance Rating:- D C/Tax Band:- A



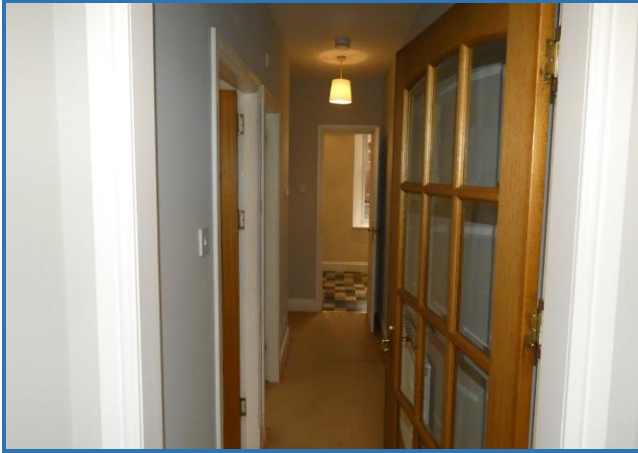
71 CASTLE STREET  
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE VESTIBULE

A UPVC door opens into the vestibule with a glazed internal door leading to the main hallway. Storage cupboard and radiator.



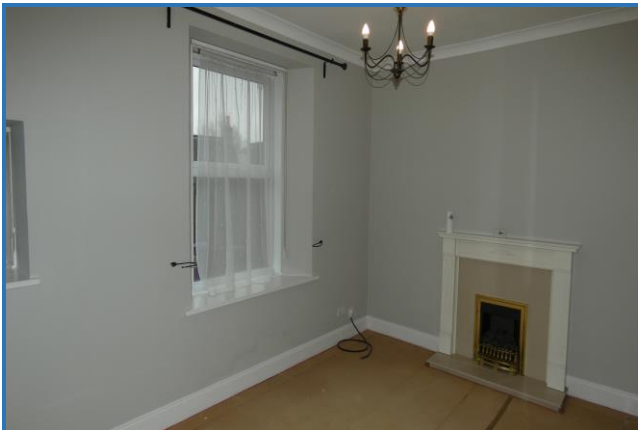
## KITCHEN (2.03m x 2.43m)

Fitted kitchen with wall and base units. Integrated electric hob and oven. Space for washing machine and fridge. Window to rear, vinyl flooring.



## LIVING ROOM (4.05m x 3.00m)

Bright living room with feature gas fire and surround. Two windows to front. Radiator.



## BATHROOM (4.12m x 1.38m)

Modern, bright bathroom with WC, bath with electric shower over and sink unit, vinyl flooring, radiator.



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## **BEDROOM ONE** (3.64m x 3.78m)

Double room to the rear with window looking to rear garden. Built-in mirrored wardrobes, storage above. Radiator.



## **OUTSIDE**

There is a shared communal pathway to the property and a small graveled area to the front, shared communal garden to the rear.



**VIEWING:** By appointment with the subscribers, MacHardy, Alexander & Whyte, 01307 463593.

**ENTRY:** By negotiation

Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.



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