



Tannage Brae, Kirriemuir, Angus

Gas Central Heating | Double Glazing | Immediate entry | Modern fitted kitchen and bathroom

Asking Price: £115,000 (Fixed Price)

kw DAVID TODD
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DESCRIPTION

Attractive stone built semi detached cottage close to town centre and all amenities. The property is available for immediate occupation and features include double glazing, gas heating and a good level of spacious accommodation over two floors.

Hallway - accessed from the front of the property via double glazed door, entrance hallway with staircase to upper accommodation.

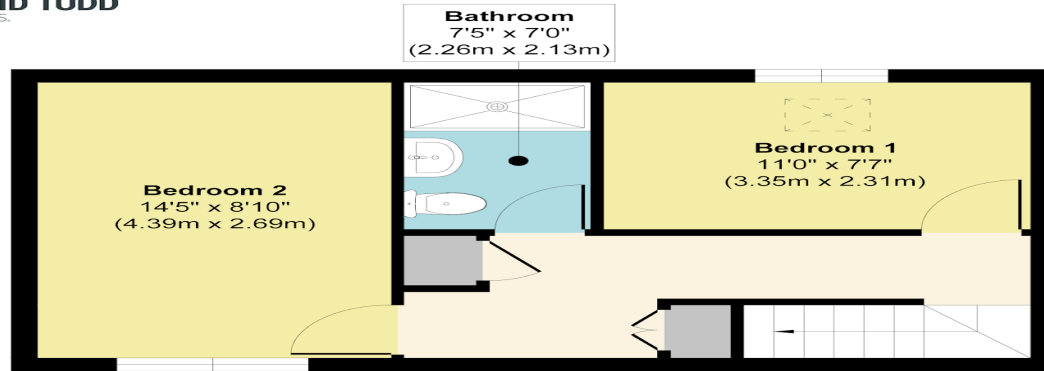
Lounge 13'7 x 12'4 - on split level, a cosy room to the front of the property with central feature fireplace incorporating electric fire. Double glazed window.

Kitchen 12'2 x 10'9 - to the rear of the property with 2 double glazed windows. Has range of modern fitted kitchen units in light wood with contrasting worktops, built in oven and hob. Space for fridge freezer and washing machine and space for dining table and chairs.

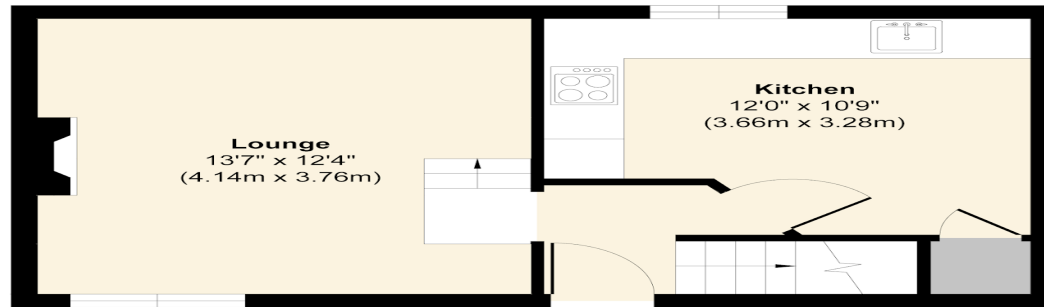
Stairs lead to the spacious first floor landing which has 2 storage cupboards and double glazed window.







First Floor
Approximate Floor Area
345 sq. ft
(32.05 sq. m)

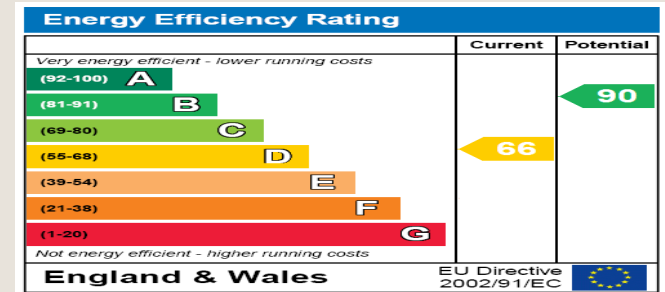


Ground Floor
Approximate Floor Area
345 sq. ft
(32.05 sq. m)

Approx. Gross Internal Floor Area 690 sq. ft / 64.10 sq. m
Illustration for identification purposes only; measurements are approximate, not to scale.
Produced by Elements Property

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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