



11 Knowehead Crescent, Kirriemuir, DD8 5AB
Offers Over £80,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this bright and spacious main door first floor flat situated in a well established, popular residential area. With excellent transport links and schools nearby in addition to many local amenities, this well presented 2 bed flat provides comfortable, generous living space on one level.

Accommodation comprises entrance hallway with storage cupboard, connecting doors to lounge, bedrooms and shower room and hatch to attic; bright and spacious lounge with wall mounted electric fire and built in storage facilities; beautifully appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops incorporating breakfast bar, integrated electric hob and oven with extractor hood over, fridge, freezer, washing machine and dishwasher; shower room with W.C., wash hand basin and shower cubicle housing electric shower, splashback tiling and heated towel rail; and two double bedrooms, one of which has built in storage facilities.

Externally there are large areas of private garden ground to side and rear and a communal drying green to the rear.

This ready to live in property would make an ideal starter home and early viewing is recommended.

- **Main Door 2 Bed Upper Flat**
- **Nearby Local Amenities**
- **Lounge**
- **Dining Kitchen with Integrated Appliances**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Shared Drying Green**
- **On Street Parking**
- **Move In Condition**
- **Ideal 1st Time Buy**



Chamber Practice

Kirriemuir, or 'Kirrie' as it is often referred to, is the gateway to the glens of Angus, where Munro baggers have 10 to tick off on their list.

Appropriately, the family estate of Sir Hugh Munro is nearby. It was, of course, Sir Hugh who is recalled by anyone working their way through the full range of mountain tops over 3000 feet.

The Angus town's winding streets and subtle red sandstone properties would have been familiar to J M Barrie, whose childhood home is now a Museum to the Peter Pan author, with the 17th Century former Town House also a Museum.

Another one-time resident, Bon Scott, lead singer with Aussie rock band AC/DC is remembered fondly with a statue encouraging 'selfies' for fans drawn from all over the world.

Homebuyers, however, are more likely to be attracted by a range of modern day facilities, with Webster's High School, the secondary for 'Kirrie' and the surrounding area. The proximity to the A90 dual carriageway also makes this Angus town popular with commuters.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

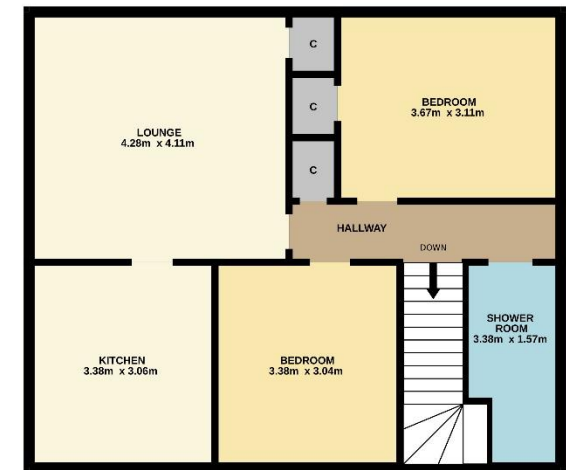
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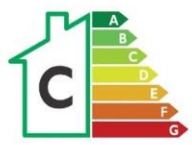
contact@thechamberpractice.co.uk



FIRST FLOOR
68.4 sq.m. approx.



TOTAL FLOOR AREA: 68.4 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floor plan, it should be noted that the measurements are approximate and should not be used for any legal or financial purposes. The floor plan is provided for information only and does not constitute an offer of any property. The floor plan is provided for information only and does not constitute an offer of any property. The floor plan is provided for information only and does not constitute an offer of any property.



Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances.