

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



9 Tillyloss Kirriemuir, DD8 4DB

- **Development Opportunity**
- **PLANNING PERMISSION - CONDITIONAL APPROVAL**
REFERENCE : 25/00203/FULL
- **470 sqm. Or thereby**
- **Architects Drawings Available**
- **3 / 4 Bedroom, 2 En Suite, Bathroom & Shower Room**
- **Views to Rear**
- **Close to all Amenities**
- **Services Close By**

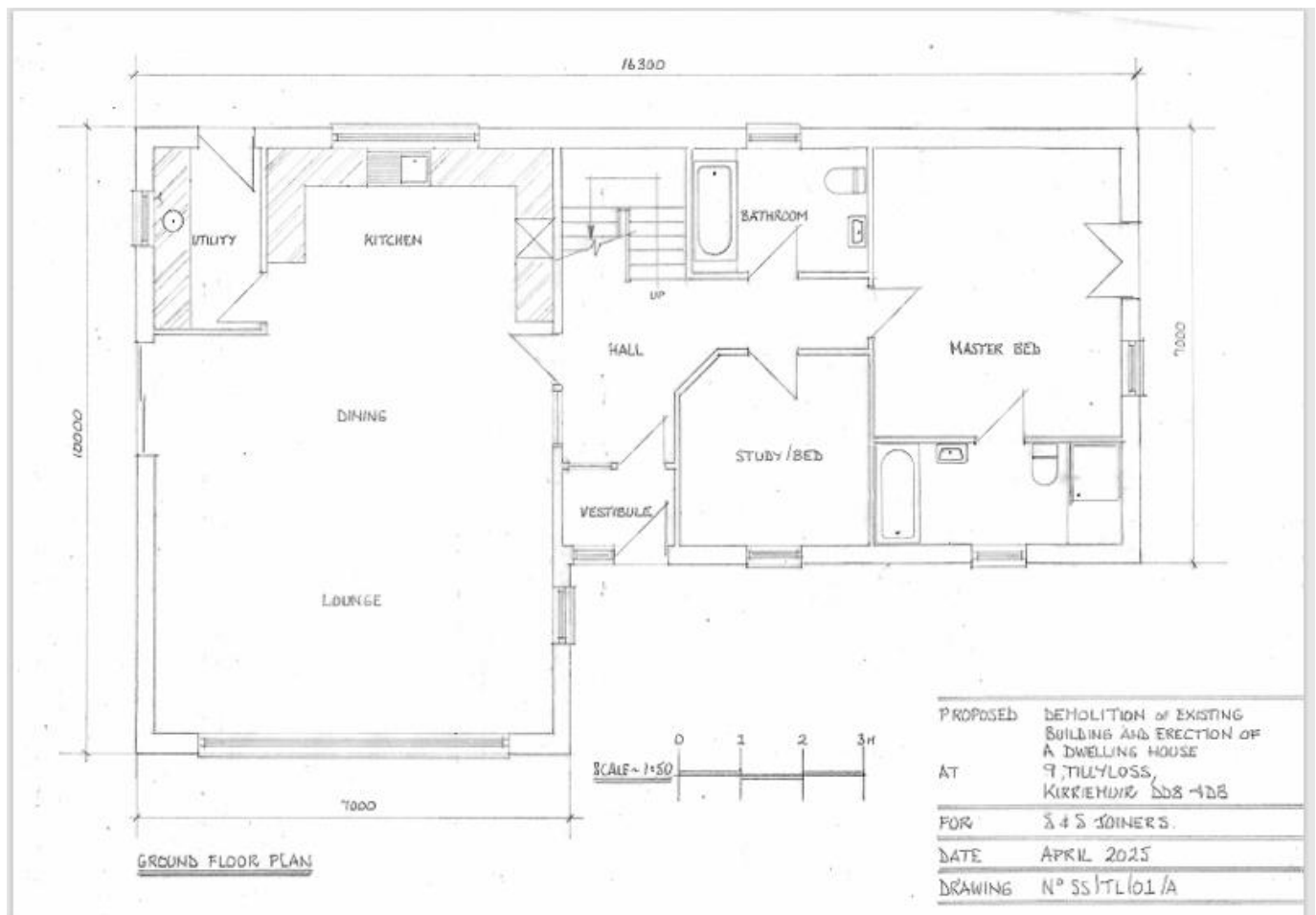
Offers over £95,000

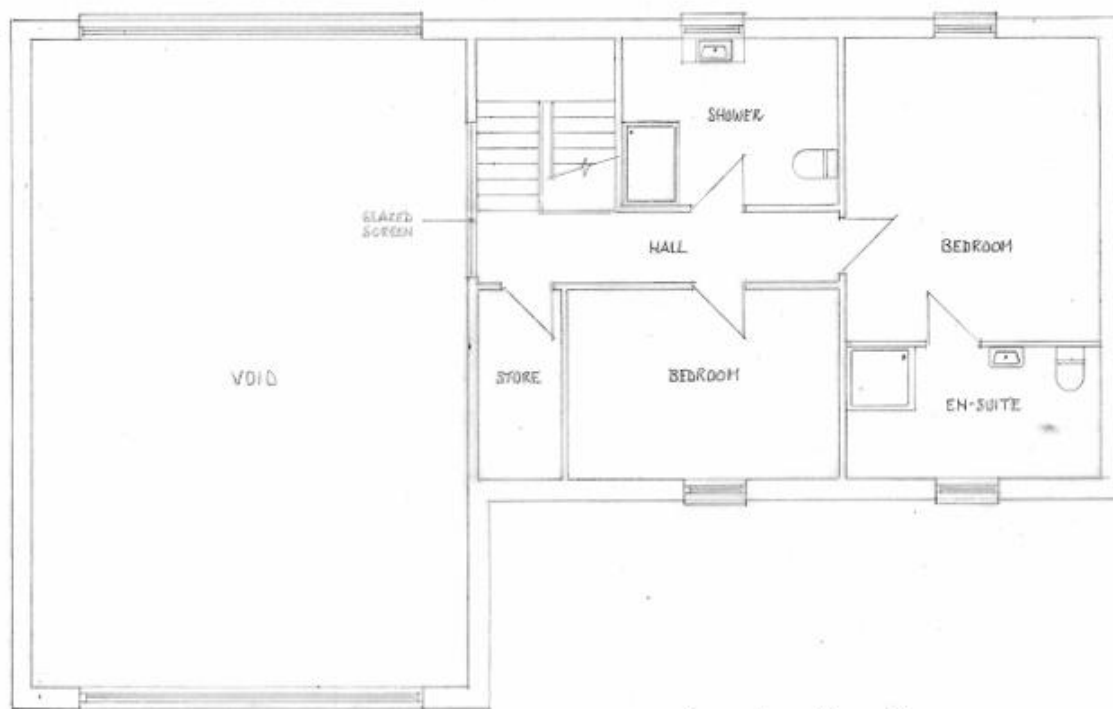
Superb opportunity to obtain a building plot with conditional planning permission for a detached 1.75 storey dwelling house with open views to rear.

Tillyloss is situated just off the sought after Brechin Road in Kirriemuir and is within walking distance of the town centre and all local amenities. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and offers convenient access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

The plot measures 470 sqm or thereby and has drawings and permission for demolition of existing buildings and erection of a detached 1.75 storey dwelling house of 136 sqm or thereby comprising Lounge, Dining with Open Plan Kitchen, Utility Room, 3 / 4 Bedrooms, 2 En Suite, Family Bathroom and Family Shower Room. Parking for 2 vehicles and turning area.

This is a rare opportunity to obtain a building plot in this location. A copy of the planning permission can be obtained from the selling agent or viewed on the Angus Council Public Access website.





FIRST FLOOR PLAN

SCALE ~ 1:50

DRAWING N°SS/TL102/A



SOUTH

ELEVATIONS

SCALE ~ 1:100

0 1 2 3 4 5M

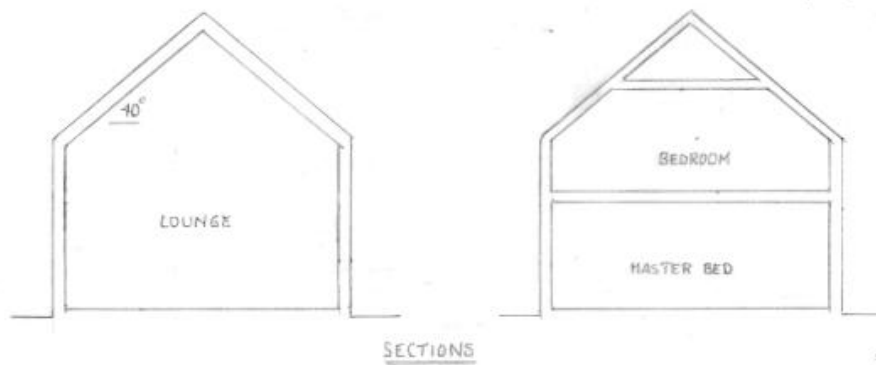


WEST

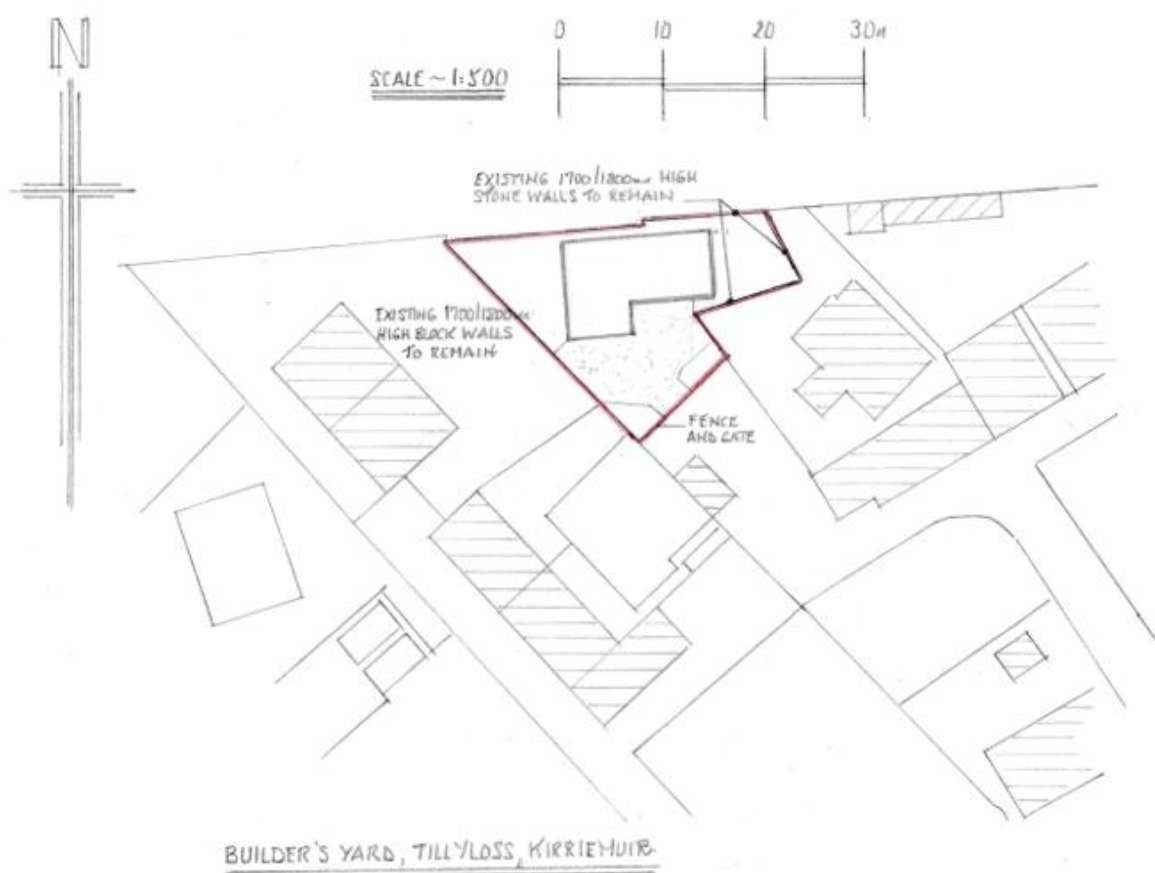


EAST

DRAWING N°SS/TL104/A



DRAWING N°SS(TL)05/A





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All you need



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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