



Glengate

, Kirriemuir, DD8 4HD

Offers over £90,000



Rosie Fraser Real Estate are delighted to present this large commercial investment opportunity ideally situated in the heart of Kirriemuir.



This expansive property offers a versatile internal layout and currently comprises a vacant space that serves as a blank canvas for development or customisation.

Planning permission is already in place for conversion to residential use, making this a standout opportunity for investors and developers seeking to capitalise on Kirriemuir's growing demand for quality housing and short-term accommodation.

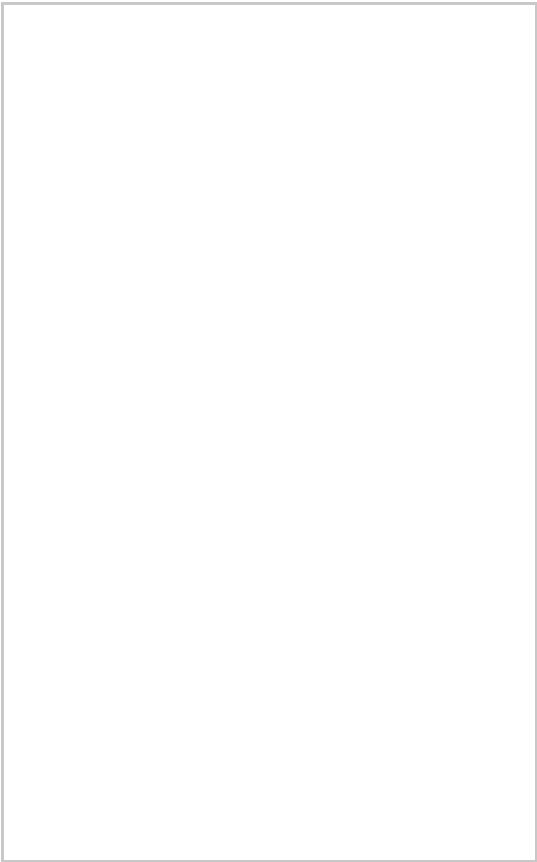
Once converted, the property could serve as a main residence or perform strongly as an Airbnb or serviced accommodation, with comparable properties in the area achieving high nightly rates and strong occupancy offering the potential for an excellent yield, subject to the appropriate consents.

Conveniently located within walking distance of local primary and secondary schools, and just minutes from transport links and amenities, the property combines development flexibility with an enviable position in one of Kirriemuir's most accessible areas.

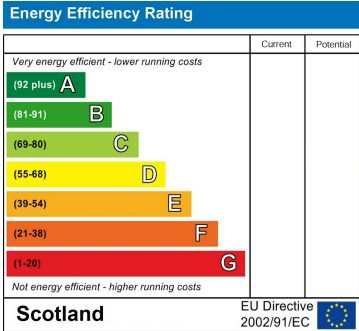
Area Map



Floor Plans



Energy Efficiency Graph



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