

21/23
REFORM STREET

KIRRIEMUIR, DD8 4BS

21/23 REFORM STREET

KIRRIEMUIR, DD8 4BS

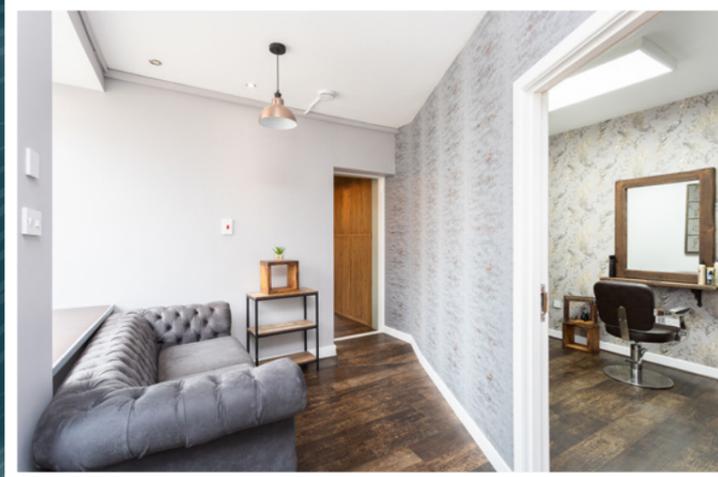
McEwan Fraser Legal is delighted to present to the market a portfolio of two retail units currently operating as a hair salon and hair loss clinic.

Both properties have recently undergone an extensive refurbishment and offer modern surroundings making this an excellent purchase for a hairdresser looking to purchase their own salon or a landlord looking to add to a commercial portfolio.

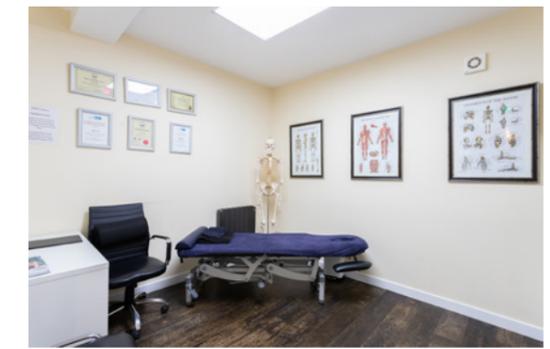
23 Reform Street, occupies the ground floor of a two-story, red sandstone building with a residential property above. Accessed off of the street through a newly fitted front door into a welcoming entrance hall which leads into the modern salon and further into the private treatment rooms, staff facilities and WCs.

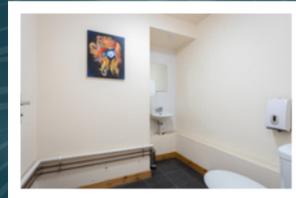
21 Reform Street, occupies the ground floor of a two-story, red sandstone building with a residential property above. Accessed off of the street through a newly fitted front door into a modern waiting/reception area which gives access to private treatment rooms, kitchen/staff area and WCs





The current owner has carried out an extensive internal and external refurbishment to both properties making this a real 'turn key' investment. Early viewing is highly recommended to appreciate the high level of refurbishment. The vendor's preference is to sell both properties together, however, they would consider individual sales and are selling with vacant possession.





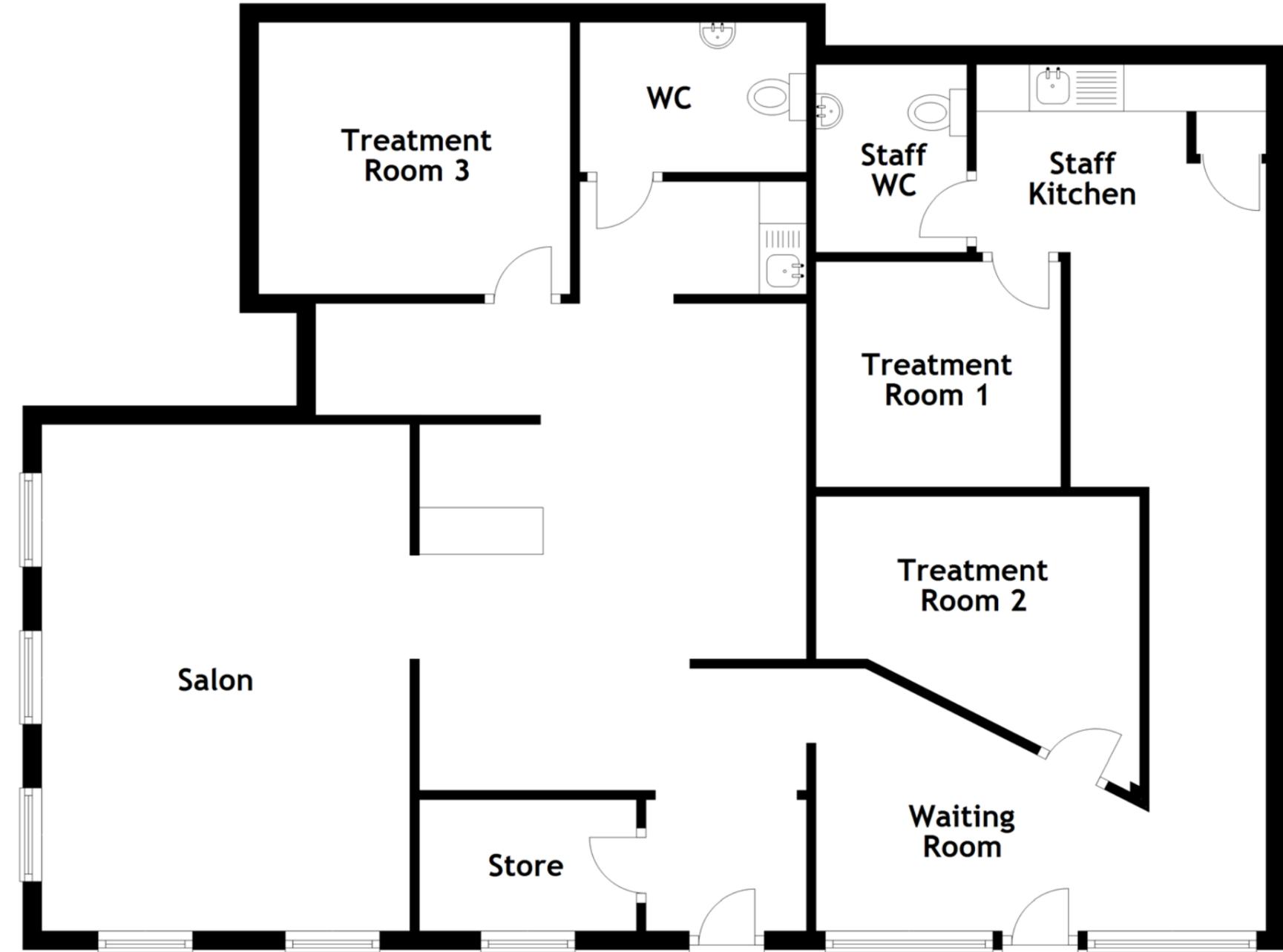
Floor Plan & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Waiting Room	5.00m (16'5") x 2.80m (9'2")
Salon	5.40m (17'9") x 3.90m (12'10")
Treatment Room 1	2.60m (8'6") x 2.40m (7'11")
Treatment Room 2	3.40m (11'2") x 3.20m (10'6")
Treatment Room 3	3.30m (10'10") x 2.90m (9'6")
Store	2.30m (7'7") x 1.40m (4'7")
WC	2.40m (7'11") x 1.60m (5'3")
Staff Kitchen	3.00m (9'10") x 2.00m (6'7")
Staff WC	2.00m (6'7") x 1.60m (5'3")

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.



The LOCATION

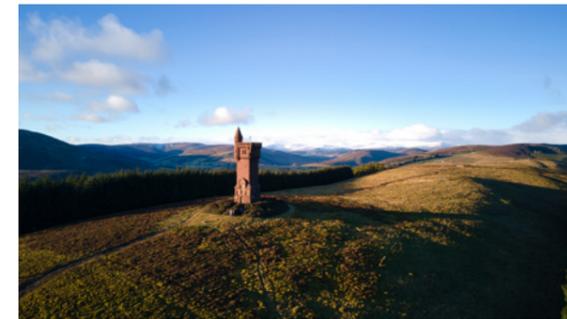
KIRRIEMUIR, DD8 4BS

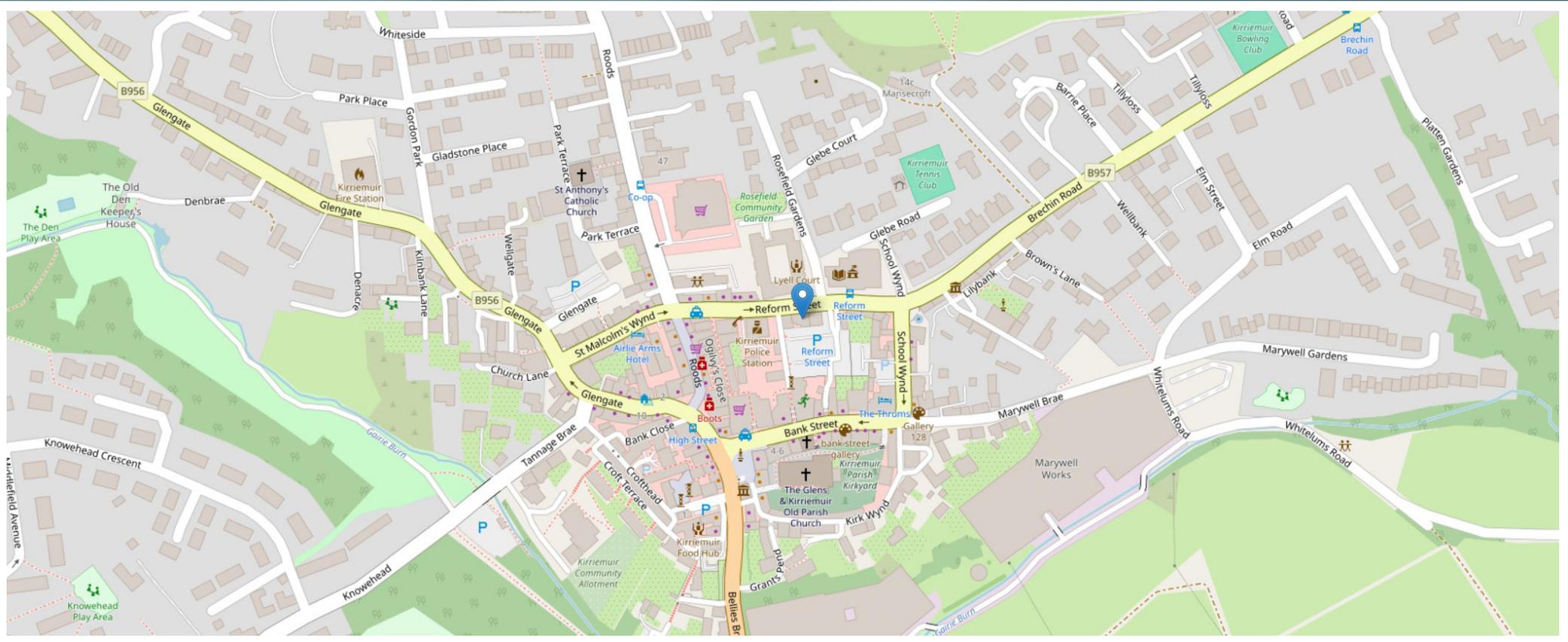
Kirriemuir offers a wide variety of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen's A90 dual carriageway which connects to major routes north and south. Also known as the 'Gateway to the Glens', Kirriemuir leads to some of the finest scenery in the northeast of Scotland.

The town is surrounded by prime agricultural land and lies at the foot of the Angus Glens which provide some of the best hill walking in eastern Scotland. There is skiing at Glenshee, shooting on many of the local estates and fishing is available on the North and South Esks. The town provides local schooling, both primary schooling at Northmuir & Southmuir

Primary and secondary schooling at Webster's High School together with a good selection of independent shops and a supermarket, leisure, business, and community facilities.

Forfar, the county town, lies 6 miles distant and has a wide range of services including a new sports and leisure centre at the Community Campus. There is a mainline railway station at Dundee with mainline services, including a sleeper to London. There is an airport at Dundee with flights to London Heathrow. In addition to golf courses at Kirriemuir and Forfar there are three courses at Alyth and the championship courses at Carnoustie and Rosemount (Blairgowrie) are within easy driving distance





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Commercial Valuer



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer



@mfl_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal_commercial