

Property for Auction in Scotland - [Print Version]

Lot : 10-12 Roods, Kirriemuir, Angus DD8 4EZ



Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 26/11/2026	14:00	Mixed Use	£69,000

Property Address: 10-12 Roods, Kirriemuir, Angus DD8 4EZ, DD8 4EZ

We are delighted to bring to the market this fantastic mixed use property, centrally located in the historic market town of Kirriemuir, Angus. The former Roods Bar, once a well-loved local hotspot, is currently being offered vacant together with a three bedroom maisonette flat directly above. The former public house is approximately 68.79 square meters / 740.44 square foot in size and is made up of a large seating area, bar, pool table area, male and female toilets and cellar. The pub has a rateable value of £8,700 and may qualify for small rates relief. The flat above is fully self-contained with it's own access door and utilities, comprising of stairs leading up to the property, hallway, spacious lounge, kitchen



and open-plan dining room, bedroom and bathroom. Upstairs there are a further two bedrooms with built in storage and a shower room. The property would benefit from upgrading throughout, offering excellent opportunity to add value and potential for a variety of uses, subject the obtaining the relevant planning permission. Council Tax Band B.



Area

Situated in the popular Angus town of Kirriemuir, 10–12 Roods benefits from a convenient location close to a range of local amenities, including independent shops, convenience stores, cafés, schools and healthcare facilities. The town offers a welcoming community atmosphere and is well placed for access to further shopping, leisure and employment opportunities in nearby Forfar, Alyth and Dundee. Kirriemuir is also surrounded by attractive countryside, with the Angus Glens providing excellent opportunities for walking, cycling and outdoor pursuits. Public transport links include local bus services connecting the town with Forfar, Dundee and surrounding communities, while nearby rail stations provide onward connections across Scotland. For motorists, the A926 and surrounding road network offer convenient access to the wider Angus area and beyond. Overall, the property is ideally positioned to enjoy the convenience of town living alongside access to the beautiful Angus countryside.

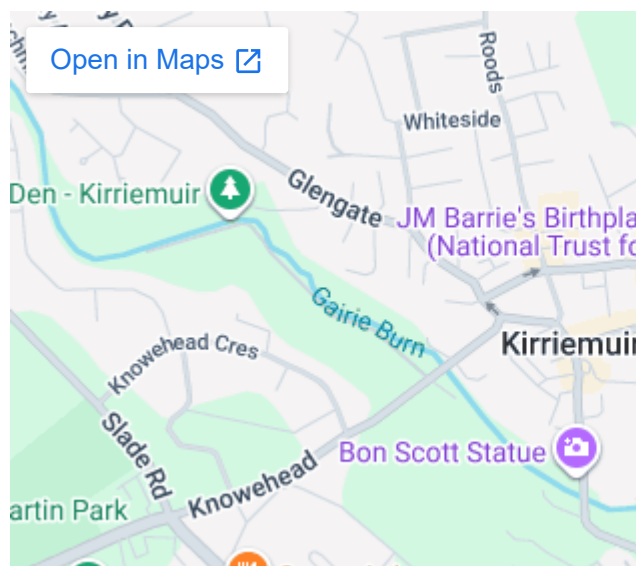
Tenure

See Legal Pack

Floor Plan



Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.