



49 Hillrise, Kirriemuir, Angus  
DD8 4JR





## Summary

Thorntons are delighted to bring to the market, No. 49 Hillrise, a spacious semi detached villa with an open outlook, within easy walking distance of all local amenities and services including Northmuir Primary School, the town centre of Kirriemuir, and local bus routes. The ground floor includes an entrance hall, lounge with dual aspect windows, generously sized kitchen, a further kitchen / conservatory area, two convenient shower rooms, each with four piece suites and a bedroom. Upstairs, there are three spacious bedrooms, each with fitted storage and a family bathroom. There are areas of garden to both the front and rear of the property.

## Features

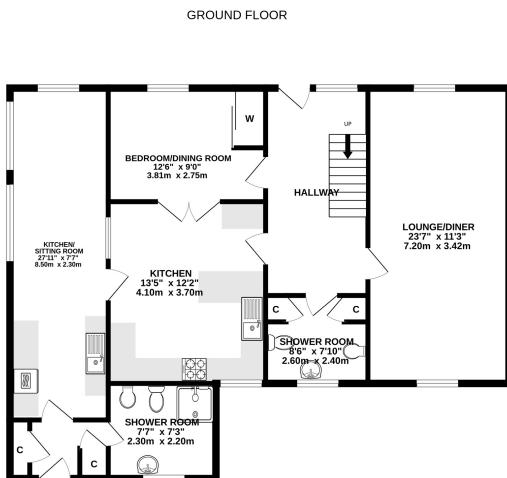
- Semi Detached Villa
- Spacious Lounge with dual aspect windows
- Four Bedrooms
- 2 Kitchens
- Bathroom & 2 Shower Rooms
- Requires Modernisation and Upgrading
- Front & Rear Gardens
- Early Viewing is Recommended
- Popular Residential Area of Kirriemuir
- Countryside Views

## Room Measurements

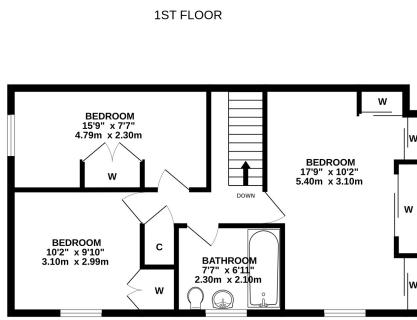
Lounge/Diner 23'7" x 11'3" (7.20m x 3.42m)  
Kitchen 13'5" x 12'2" (4.10m x 3.70m)  
Utility/Sitting Room 27'11" x 7'7" (8.50m x 2.30m)  
Bedroom/Dining Room 12'6" x 9'0" (3.81m x 2.75m)  
Shower Room 8'6" x 7'10" (2.60m x 2.40m)  
Shower Room 7'7" x 7'3" (2.30m x 2.20m)  
Bedroom 15'9" x 7'7" (4.79m x 2.30m)  
Bedroom 10'2" x 9'10" (3.10m x 2.99m)  
Bedroom 17'9" x 10'2" (5.40m x 3.10m)



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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