



Thorntons 
The right way to move

Marnfield
32 South Street

Kirriemuir, Angus
DD8 5DG

 2	 3
 1	 D



Summary

This three-bedroom detached cottage sits on an expansive enclosed plot with excellent private parking and a large mature garden, plus outlined planning permission in principle for the erection of one dwelling. Located in the charming town of Kirriemuir, on its peaceful rural fringes, the property is within easy walking distance of central shops and further amenities, including primary and high schools. Inside, the cottage is spacious and versatile, set over two floors and including two sunny reception rooms opening onto a seating patio and the garden beyond. There is also a well-appointed breakfasting kitchen and a bathroom with a shower-over-bath.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Two-storey detached cottage
- Entrance porch and hall
- South-facing living room with garden access
- Bright dining room with garden and kitchen access
- Modern well-appointed breakfasting kitchen
- Two double bedrooms (one with storage)
- One single bedroom
- Bright modern bathroom
- Generous secure garden
- Gated multi-vehicle driveway
- Outlined planning permission for one dwelling
- Gas central heating and double-glazing



"A detached family home with three bedrooms and south-facing reception areas that open onto a substantial enclosed garden."



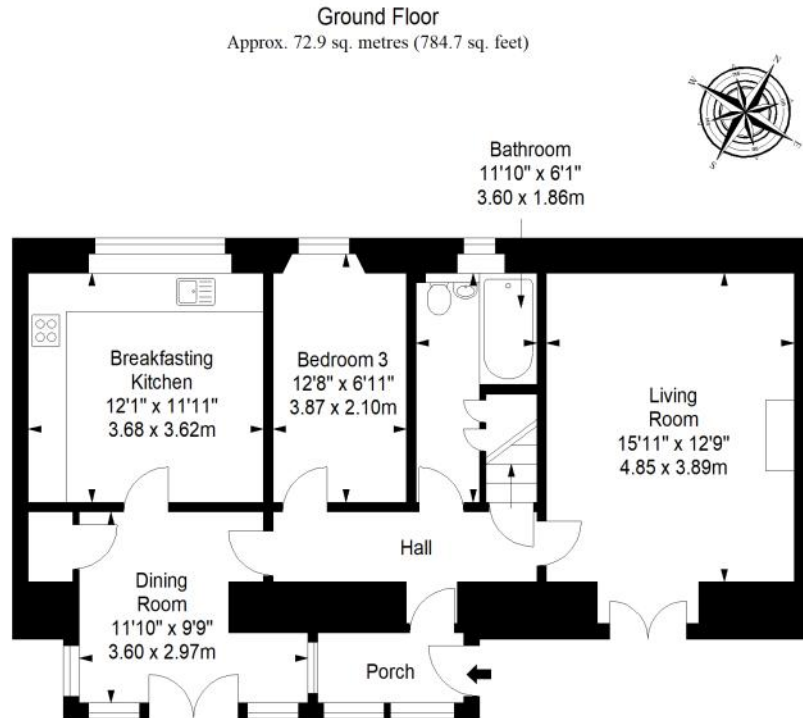




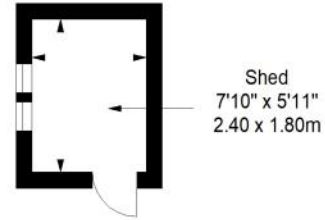
"The property benefits from excellent private parking and proximity to town centre amenities and local schools, all accessible by foot."



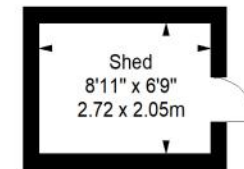
Floorplan



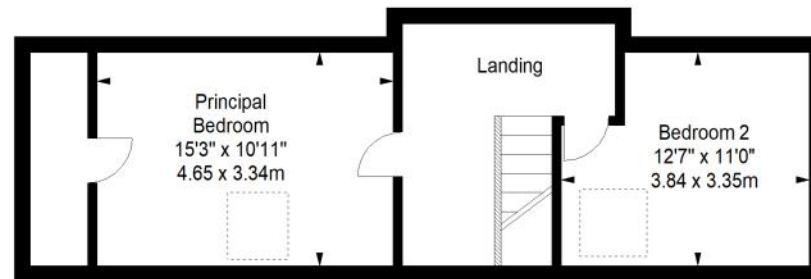
Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



Shed
Approx. 5.5 sq. metres (59.2 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 125.3 sq. metres (1348.8 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland