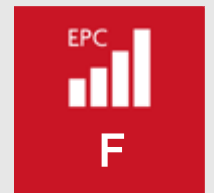
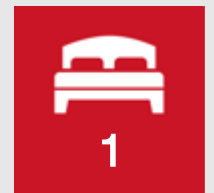
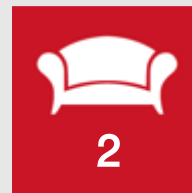




Thorntons
The right way to move

3 Cliff Place, Kirkton, St Cyrus,
Montrose, Aberdeenshire
DD10 0AW





Summary

This is a fantastic opportunity to purchase a charming, terraced cottage nestled in the heart of Kirkton, St Cyrus, offering picturesque surroundings and a warm, welcoming community. The property, which is in need of some upgrading, comprises: entrance hallway, lounge with multifuel burner, galley style kitchen, shower room, dining area and bedroom. Externally there are gardens to both the front and rear and a garage, two sheds and outhouse storage. The spacious front garden enjoys an enviable position for sunshine throughout the day and incorporates a lawn, drying area and greenhouse.

Features

- Terraced Cottage
- Popular Residential Area
- Lounge
- Kitchen
- Dining Area
- Bedroom
- Shower Room
- Electric Heating; DG; EPC - F
- Garage & Gardens
- Council Tax Band B

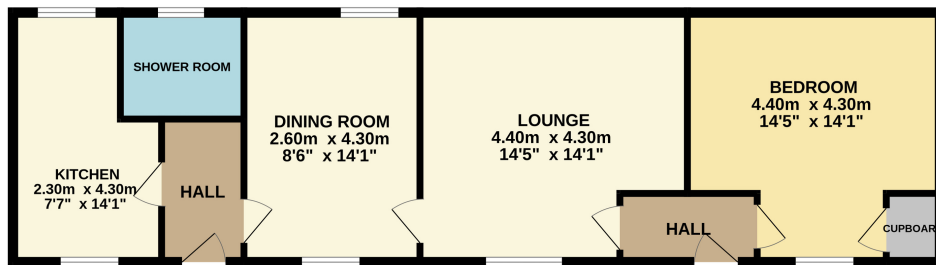
Room Measurements

Lounge 16'1" x 14'5" (4.90m x 4.39m)
 Kitchen 15'8" x 7'9" (4.78m x 2.36m)
 Dining Area: 14'9" x 14'6" (4.50m x 4.42m)
 Bedroom 16'1" x 14'5" (4.90m x 4.39m)
 Shower room 6'3" x 6'0" (1.91m x 1.83m)



Floorplan

GROUND FLOOR



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, systems 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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