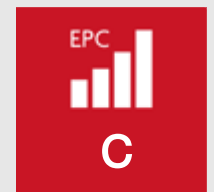
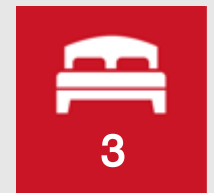
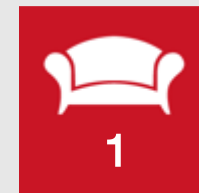




Thorntons 
The right way to move

23 Elm Road, Kirriemuir, Angus
DD8 4DG





Summary

Spacious mid-terraced villa, situated within a highly sought after residential area of Kirriemuir and comprises: entrance hallway with WC, a bright and airy lounge, dining kitchen with integrated double oven and induction hob, a contemporary bathroom and three spacious double bedrooms. The comprehensive list of attributes includes double glazing, gas central heating, modern panelled doors and ample storage throughout the property. All floor coverings are all included within the sale price. Externally, the property benefits from beautifully presented fully enclosed gardens, with a lawn and shrubs to the front and decked area and outside store to the rear.

Features

- Beautifully Presented Terraced Villa
- Bright & Airy Lounge
- Modern Dining Kitchen with door to garden
- 3 Spacious Bedrooms with fitted storage
- Bathroom with 3 piece suite and shower over bath, Separate downstairs WC
- GCH; DG; EPC - C
- Front & Rear Gardens
- Quiet Residential Area of Kirriemuir
- Ideal family home
- Early Viewing is Recommended

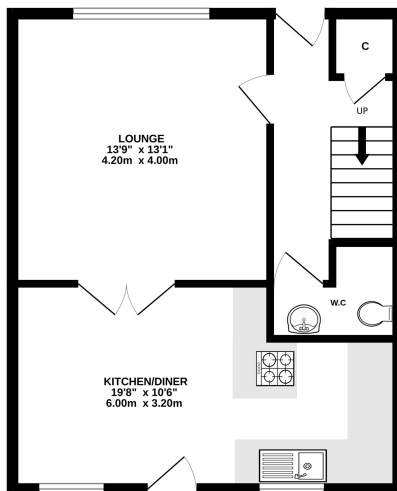
Room Measurements

Lounge: 13'9 x 13'1 (4.20m x 4.00m)
 Kitchen/Diner: 19'8 x 10'6 (6.00m x 3.20m)
 Bedroom: 13'9 x 10'2 (4.20m x 3.10m)
 Bedroom: 11'2 x 10'10 (3.40m x 3.30m)
 Bedroom: 13'1 x 8'6 (4.00m x 2.60m)
 Bathroom: 6'3 x 5'7 (1.90m x 1.70m)

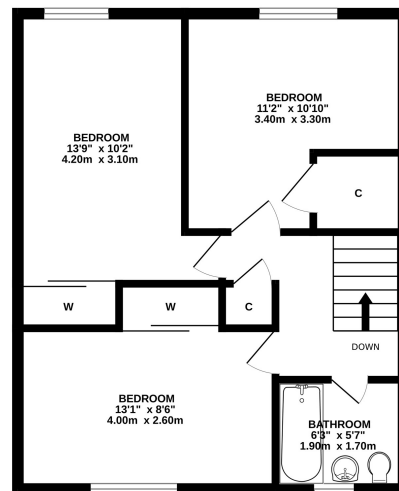


Floorplan

GROUND FLOOR



1ST 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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