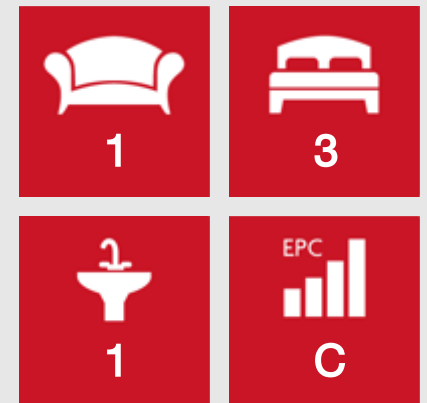




**Thorntons**  
The right way to move

28 Marywell Gardens,  
Kirriemuir, Angus DD8 4DQ







## Summary

The accommodation, over two levels comprises: Entrance Hallway, Lounge, fitted Dining Kitchen with breakfast bar, 3 Bedrooms, shower room and WC. The property benefits from double glazing and wet electric central heating. All floor coverings, blinds, integrated hob, oven, extractor fan and freestanding fridge & freezer are included in the sale. There are areas of garden to the front and rear of the property, both laid out for ease of maintenance.

## Features

- Spacious Mid Terraced Villa
- Lounge, Dining Kitchen
- 3 Double Bedrooms with fitted storage
- Shower Room & WC
- Wet Electric Heating System & Double Glazing
- Front & Rear gardens with patio area
- Popular Residential Area of Kirriemuir
- Ideal 1st Time Purchase or Rental Investment
- Viewing Highly Recommended

## Room Measurements

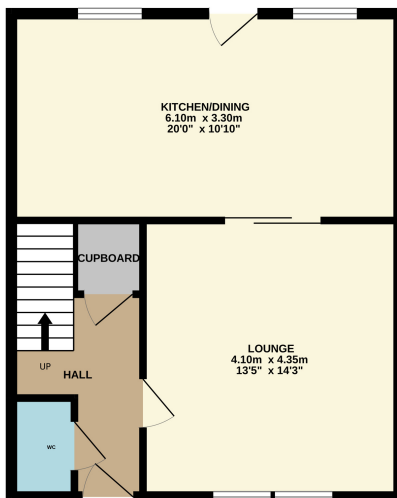
Lounge 13'1" x 14'1" (4m x 4.3m)  
 Dining Kitchen 11'2" x 19'8" (3.4m x 6m)  
 Bedroom 1 13'9" x 9'6" (4.2m x 2.9m)  
 Bedroom 2 13'1" x 8'10" (4m x 2.7m)  
 Bedroom 3 10'10" x 11'2" (3.3m x 3.4m)  
 Shower Room 8'2" x 5'7" (2.5m x 1.7m)  
 WC 4'3" x 3'3" (1.3m x 1m)



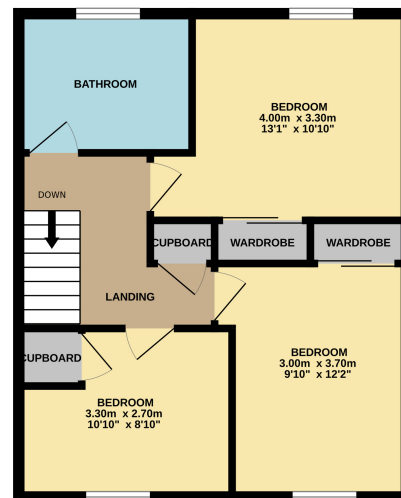


# Floorplan

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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