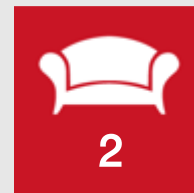


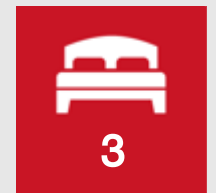


**Thorntons**  
The right way to move

1 The Cottage, Lownie Road,  
Kingsmuir, Forfar, Angus DD8  
2RT



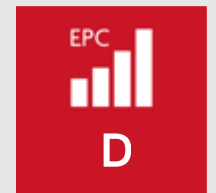
2



3



1



D





## Summary

Charming semi-detached extended cottage offering an excellent opportunity to acquire a delightful family home within the highly sought-after residential area of Kingsmuir, which comprises: spacious and bright lounge with an open fire, a well-appointed kitchen fitted with integrated oven, hob and extractor fan, a family room with dining area, which could be utilised as a fourth bedroom and dressing area, if desired, family bathroom which includes a slipper bath, wash hand basin, and WC, and 3 bedrooms. The property enjoys the advantages of electric heating and double glazing throughout, as well as ample built-in storage space. Externally, the cottage sits within a large and secluded garden that offers excellent privacy and plenty of space for outdoor relaxation or family activities. A shed and greenhouse, both with electrics, are included, ideal for gardening enthusiasts, and a private driveway provides convenient off-street parking.

## Features

- Semi Detached Extended Cottage
- Situated in the popular residential area of Kingsmuir
- Spacious & Bright Lounge with open fire
- 3 bedrooms
- Family Room with dining area / Bedroom 4 with dressing area
- Kitchen and Bathroom with Slipper Bath
- Ample Storage Throughout
- Electric Heating; DG; EPC - D
- Large secluded garden with greenhouse and driveway
- Ideal family home in sought after location

## Room Measurements

Lounge: 17'5 x 16'4 (5.30m x 4.99m)

Dining Room: 13'9 x 8'10 (4.20m x 2.70m)

Family Room: 9'11 x 9'9 (3.03m x 2.98m)

Kitchen: 12'2 x 9'2 (3.70m x 2.80m)

Bedroom: 17'5 x 9'11 (5.30m x 3.03m)

Bedroom: 11'7 x 7'7 (3.52m x 2.30m)

Bedroom: 11'4 x 11'2 (3.45m x 3.39m)

Bathroom: 7'9 x 6'11 (2.35m x 2.12m)





The property combines generous living space, modern comfort, and traditional character throughout.











The property is ideally placed for access to local amenities, schools, and transport links while retaining the benefits of a peaceful village environment.

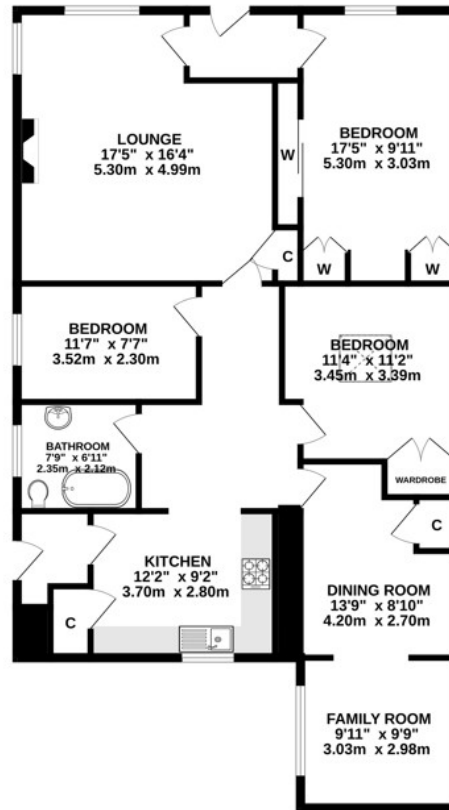






# Floorplan

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.  
Made with Mirograph 0/2025

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.



# Thorntons

The right way to move



## Our Branches

### ANSTRUTHER

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

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

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

### CUPAR

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

### DUNDEE

Whitehall House, 33 Yeaman Shore,  
Dundee DD1 4BJ  
01382 200099  
dundeaea@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

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 383977  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS