



**Thorntons**  
The right way to move

46 Glengate, Kirriemuir, Angus  
DD8 4HF







## Summary

Thorntons are delighted to bring to the market, No. 46 Glengate, Kirriemuir, a detached villa in a central location, with all local amenities nearby. The property offers versatile, spacious and well-proportioned accommodation throughout. Internally, the property benefits from an entrance hallway, Lounge/dining room, kitchen, bathroom, three double bedrooms, one with a spacious en suite, gas central heating and double glazing. Externally there is a private courtyard to the side of the property, accessed via the rear door in the kitchen, and a garage with power.

## Features

- Traditional Detached Villa
- Ideal Family Home
- Popular Residential Area of Kirriemuir
- Close proximity to local amenities
- Lounge/Dining room, 3 bedrooms
- Bathroom & Ensuite
- Gas Central Heating and Double Glazing
- Private courtyard & garage
- Viewing Highly Recommended
- EPC rating D

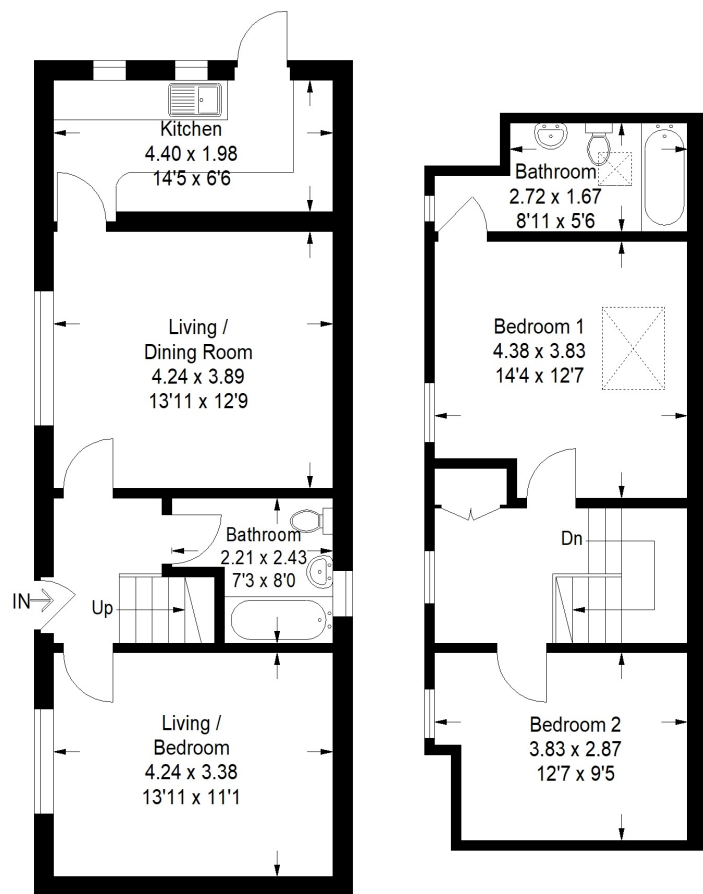
## Room Measurements

Lounge/Dining room (12'6" x 13'9") 3.8m x 4.2m  
 Kitchen (7'7" x 14'5") 2.3m x 4.4m  
 Bedroom 1 (14'1" x 11'6") 4.3m x 3.5m  
 Ensuite (5'7" x 10'6") 1.7m x 3.2m  
 Bedroom 2 (13'1" x 10'6") 4m x  
 Bedroom 3 (11'2" x 13'5") 3.4m x 4.1m  
 Bathroom (7'10" x 7'3") 2.4m x 2.2m





# Floorplan



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1193870 / Ref:90438)

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