



**Thorntons**   
The right way to move

25 Woodend Drive, Northmuir,  
Kirriemuir, Angus DD8 4TF





## Summary

Thorntons are delighted to bring to the market, No 25 Woodend Drive, a detached bungalow situated in the popular Northmuir area of Kirriemuir. The accommodation comprises: lounge, kitchen, 2 bedrooms, shower room and a conservatory, with direct access to the rear gardens of the property. The subjects benefit from gas central heating, double glazing and will be sold with floor coverings and blinds included. Externally, there is a front garden with driveway and a secluded rear garden.

## Features

- Detached bungalow
- Lounge, 2 Bedrooms, Kitchen & Shower Room
- Popular residential area of Kirriemuir
- Conservatory with direct garden access
- Front & Rear Gardens with timber shed & Driveway
- Gas Central and Double Glazing
- Early viewing is recommended
- Ample storage

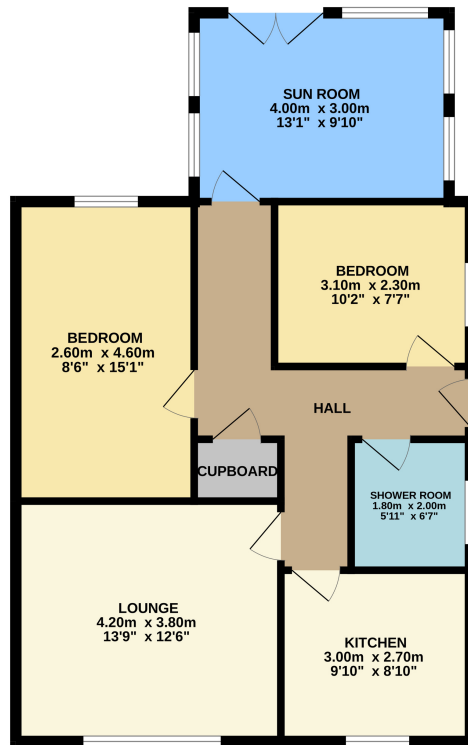
## Room Measurements

Lounge (13'9" x 12'6") 4.2m x 3.8m  
 Bedroom 1 (14'9" x 8'6") 4.5m x 2.6m  
 Bedroom 2 (9'10" x 8'6") 3m x 2.6m  
 Kitchen (9'10" x 9'2") 3m x 2.8m  
 Shower room (6'7" x 6'7") 2m x 2m  
 Conservatory (13'1" x 9'10") 4m x 3m



# Floorplan

GROUND FLOOR  
73.4 sq.m. (790 sq.ft.) approx.



TOTAL FLOOR AREA: 73.4 sq.m. (790 sq.ft.) approx.  
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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