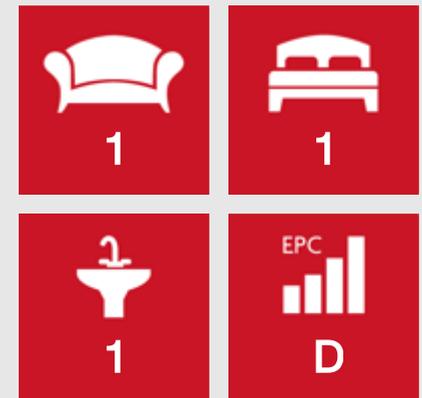




**Thorntons**   
The right way to move

3 Grants Pend, Kirk Wynd,  
Kirriemuir, Angus DD8 4BH





## Summary

Charming first-floor apartment, situated in the heart of Kirriemuir town centre, which comprises; bright entrance vestibule, spacious lounge with attractive feature corning, double bedroom with fitted storage, fitted kitchen, and a shower room complete with walk-in shower cubicle, wash hand basin and WC. Further practical benefits include gas-fired central heating, double glazing throughout and private parking. This property is ideally suited to first-time buyers or buy-to-let investors, and early viewing is highly recommended.

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## Features

- One bedroom Upper Apartment
- Spacious Lounge with feature corning
- Fitted Kitchen
- Double bedroom with fitted storage
- Shower Room
- GCH; DG; EPC - D
- Private Parking Area
- Ideal 1st Time Purchase
- Early Viewing is Highly Recommended

## Room Measurements

Lounge: 14'1 x 12'10 (4.30m x 3.90m)

Kitchen: 7'3 x 5'7 (2.20m x 1.40m)

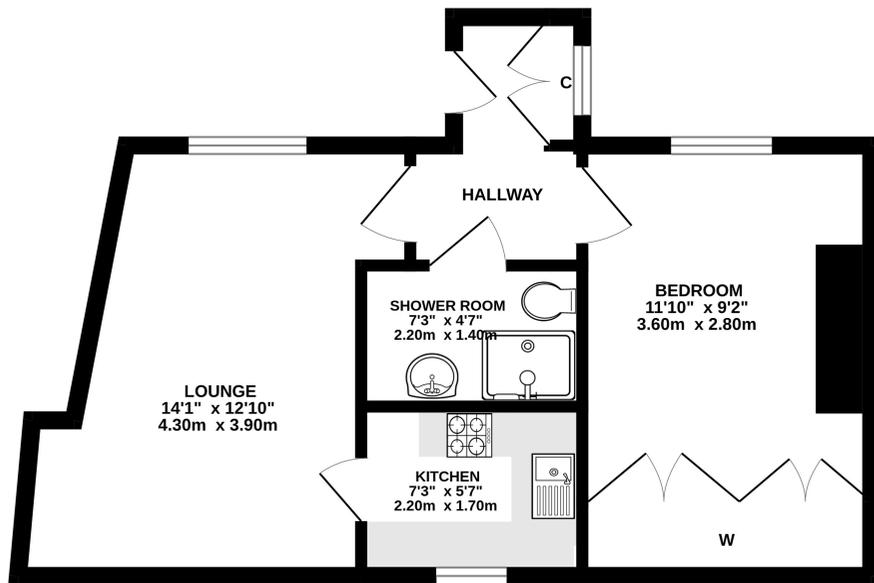
Bedroom: 11'10 x 9'2 (3.60m x 2.80m)

Shower Room: 7'3 x 4'7 (2.20m x 1.40m)



# Floorplan

## 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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