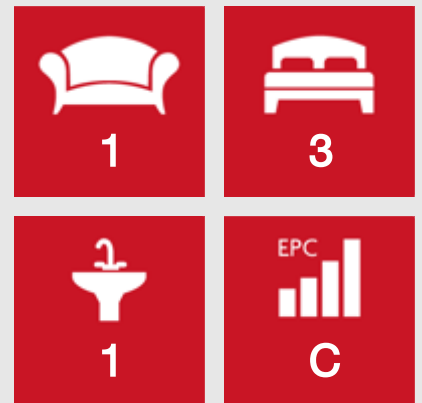




**Thorntons**   
The right way to move

52 Woodend Drive, Northmuir,  
Kirriemuir, Angus DD8 4TQ







## Summary

Offering versatile, single-storey living, this property is well suited to a wide range of buyers. The accommodation comprises a bright and welcoming lounge, a spacious dining kitchen, three bedrooms, and a modern shower room. Throughout the home there is excellent storage, and the property further benefits from gas central heating and double glazing. Floor coverings and blinds are included in the sale. Externally, the property boasts a neatly maintained front garden, laid mainly to lawn with mature shrubs, and a secluded rear garden, designed for ease of maintenance with paved areas and a timber shed. A generous driveway provides off-street parking for several vehicles and leads to a detached garage.

## Features

- Detached 3 Bedroom Bungalow
- Bright & Airy Lounge
- Dining Kitchen with door to garden
- Modern Shower Room
- Ample Storage Throughout
- Gas Central and Double Glazing
- Popular Residential Area of Kirriemuir
- Front & rear gardens, garage & driveway
- Ideal family home in sought after location
- Early Viewing is Recommended

## Room Measurements

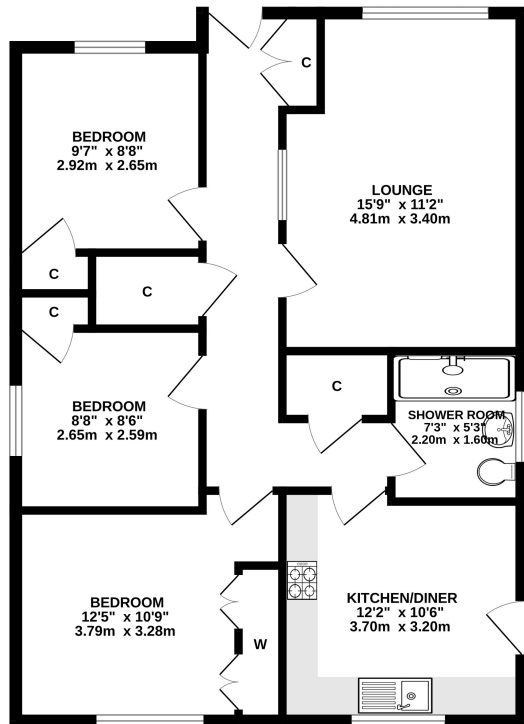
Lounge 15'9" x 11'6" (4.8m x 3.5m)  
 Dining Kitchen 10'10" x 10'6" (3.3m x 3.2m)  
 Bedroom 1 11'10" x 11'2" (3.6m x 3.4m)  
 Bedroom 2 8'10" x 8'10" (2.7m x 2.7m)  
 Bedroom 3 8'6" x 8'6" (3.6m x 2.6m)  
 Shower Room 7'3" x 5'7" (2.2m x 1.7m)





# 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.  
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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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