

LAW • PROPERTY • FINANCE

37 Elm Road, Kirriemuir







We are delighted to bring to the market this well apportioned and spacious 2 storey villa situated in a cul-de-sac location. The property is located in an established residential area close to the town of Kirriemuir with a range of typical local amenities and schools nearby. The property is situated on an elevated position and has superb views towards the countryside beyond Pathhead Stables. Externally, there is a fully enclosed low maintenance garden with garden shed. This property would make an ideal family home and early viewing is highly recommended.

Features

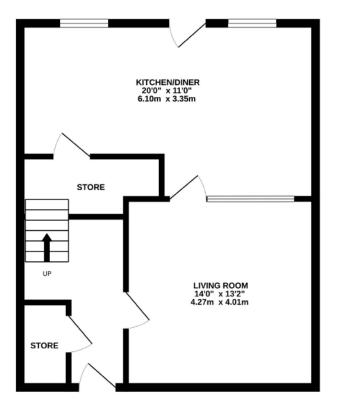
Entrance Hallway Lounge Dining Kitchen 3 Bedrooms Shower Room ECH & DG Gardens EPC: E

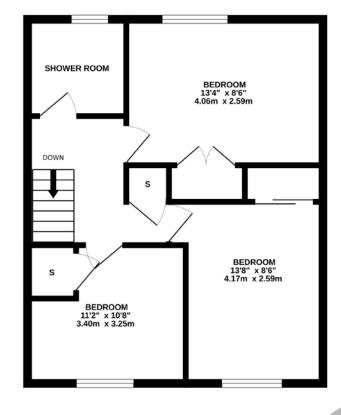


Floor plans

GROUND FLOOR

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. Made with Metropix @2023













EDINBURGH

29 Rutland Square EH1 2BW 0131 516 5366

GLASGOW

160 West George Street G2 2HQ 0141 530 2021

DUNDEE

2 West Marketgate DD1 1QN 01382 201 000

EAST LOTHIAN

33 Westgate EH39 4AG 01620 893 481

BORDERS 01890 880 008

