







Thorntons
The right way to move

11 Marywell Gardens,
Kirriemuir, Angus DD8 4DQ

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Summary

Mid terraced villa, quietly situated within a small cul-de-sac, benefits from double glazing, gas central heating and will be sold with blinds, curtains and floor coverings included. Accommodation comprises: reception hall, lounge, open plan kitchen/diner (the fridge/freezer, electric cooker, dishwasher, washing machine and tumble dryer are available by separate negotiation), two double bedrooms, bedroom/home office and bathroom. Externally, there are gardens to the front and rear with a useful outhouse.

Features

- Mid Terraced Villa
- Cul-de-sac Location
- Lounge
- Open Plan Kitchen/Diner
- 2 Double Bedroom with fitted wardrobes
- Bedroom 3/Home Office
- 3-Piece Bathroom Suite
- GCH; DG ; EPC - C
- Front & Rear Gardens
- Ample On Street Parking

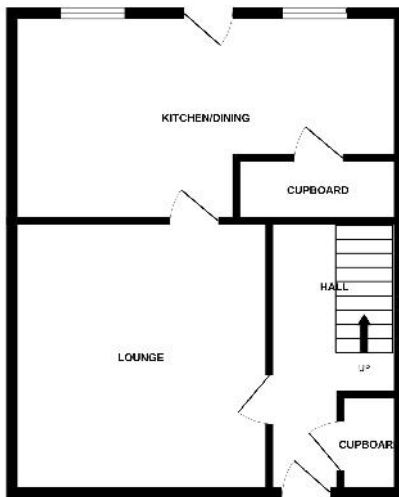
Room Measurements

Lounge: 13' 3" x 14' 2" (4.04m x 4.32m)
Open Plan Kitchen/Diner: 10' 9" x 20' 0"
(3.28m x 6.10m)
Bedroom 1: 9' 6" x 14' 0" (2.90m x 4.27m)
Bedroom 2: 9' 0" x 13' 6" (2.74m x 4.11m)
Bedroom 3/Home Office: 10' 10" x 11' 2"
(3.30m x 3.40m)
Bathroom: 5' 8" x 6' 4" (1.73m x 1.93m)

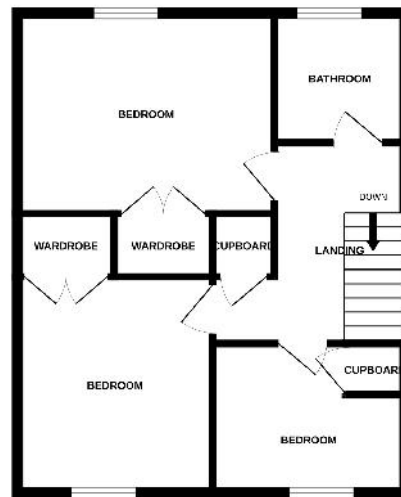


Floorplan

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should not be used as such in any prospective purchase. 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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