



**Thorntons**  
The right way to move

52 Lord Lyell Drive, Kirriemuir,  
Angus DD8 4LF

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 1	 C





## Summary

This is a fantastic opportunity to purchase a well-presented and tastefully decorated semi-detached bungalow in a popular residential location. The popular town of Kirriemuir boasts a wide range of amenities including: schools, shops, restaurants, public transport and recreational facilities. The property comprises: entrance hallway, lounge, dining kitchen, modern shower room and two bedrooms. The property features an impressive list of attributes which include: double glazing, gas fired central heating, eaves cladding and partially floored attic. All floorcoverings and blinds are included within the sale price. Externally there are good sized, low maintenance gardens to the front and rear, mainly laid to lawn with a paved patio and summerhouse.

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## Features

- Semi Detached Bungalow
- Popular Residential Location
- Lounge
- Kitchen/Dining
- Shower Room
- 2 Bedrooms
- DG/GCH
- Drive & Gardens
- Council Tax Band C
- EPC C

## Room Measurements

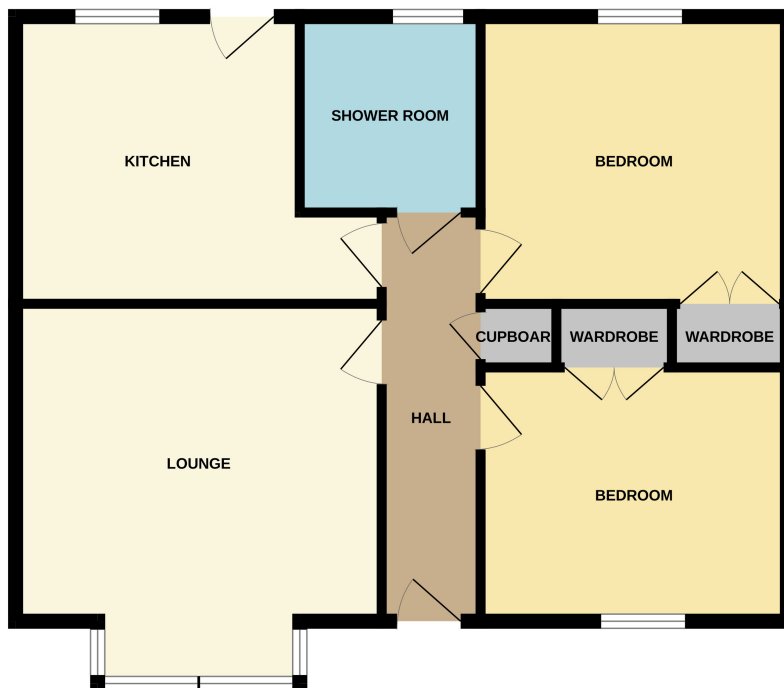
Lounge 15'10" x 14'6" (4.57m x 4.42m)  
Kitchen/Dining 11'5" x 11'0" (3.48m x 3.35m)  
Shower Room 7'2" x 6'9" (2.18m x 2.06m)  
Bedroom 11'2" x 8'5" (3.40m x 2.57m)  
Bedroom 10'9" x 10'8" (3.28m x 3.25m)





# 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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