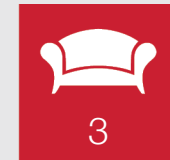




Thorntons 
The right way to move

80 Rowan Avenue,
Northmuir,

Kirriemuir, Angus, DD8 4TD





Summary

Set within a peaceful cul-de-sac in Northmuir, within commuting distance of Dundee, this well-presented home will appeal to buyers looking for an alternative to city living. The house comprises an airy living room with sliding doors to a generous dining room, a triple-aspect garden room, and an attractive kitchen and breakfast room with a utility room. The home also features three double bedrooms with fitted wardrobes (one with an en-suite shower room), a study/single bedroom and a bathroom with a shower-over-bath. Externally, 80 Rowan Avenue benefits from well-kept, low-maintenance gardens with a shed, an attached garage and a paved driveway. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included, with the freestanding whitegoods available by separate negotiation.

Features

- Detached house in Northmuir
- Front porch and hall with storage and WC
- Generous living room
- Sliding-doored dining room
- Triple-aspect garden room with garden access
- Kitchen/breakfast room with utility room
- Sunny main bedroom with wardrobe and an en-suite
- Two more double bedrooms with wardrobes
- Versatile fourth bedroom/study
- Bathroom with overhead shower
- Private gardens to the front and rear
- Garage and driveway parking
- Gas central heating and double glazing



“Welcome to this generous, double-storey family home which is beautifully presented with attractive, modern interiors and stylish décor.”





Dolly Margo Stuart
Peep Margo Stuart
You're Still
The One
Love At First Sight
True Love
Forever





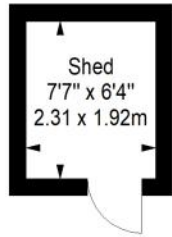


“This four-bedroom, two-bathroom (plus WC) detached house is complemented by a multi-car driveway leading to a single garage and well-kept gardens.”

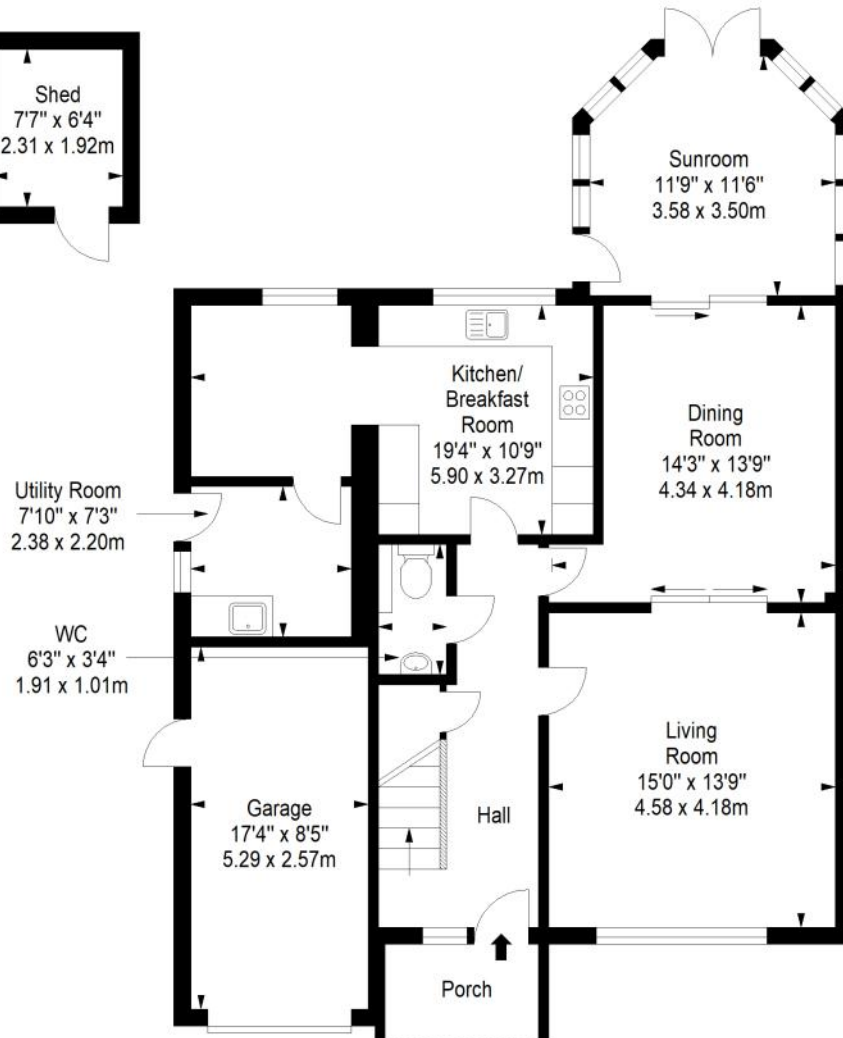


Floorplan

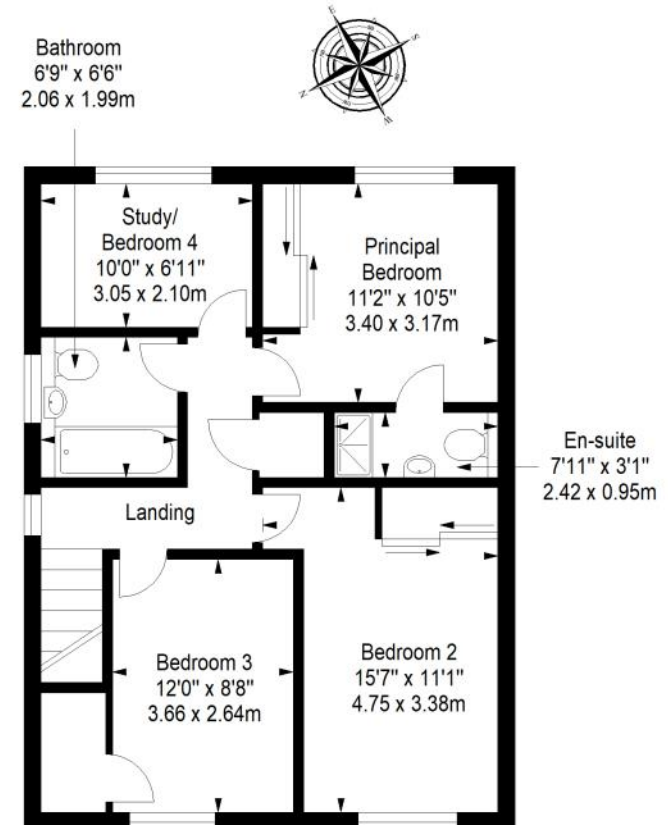
Shed
Approx. 4.4 sq. metres (47.3 sq. feet)



Ground Floor
Approx. 101.3 sq. metres (1090.4 sq. feet)



First Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 167.3 sq. metres (1800.8 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland