



Thorntons
The right way to move

79 Clova Road, Kirriemuir,
Angus DD8 5AS

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Summary

Semi detached villa offering spacious family accommodation over two levels situated within the popular area of Kirriemuir. The subjects comprise of a Lounge, Dining Kitchen with integrated oven & hob, 3 bedrooms and bathroom with separate shower cubicle and are well proportioned throughout. Additionally, the property benefits from full double glazing and gas central heating. Externally, the front garden is laid out in stone chips for ease of maintenance and the driveway offers off-street parking, leading to a single garage and fully enclosed rear garden with drying area.

Features

- Popular Residential Area of Kirriemuir
- Spacious Semi Detached Villa
- Lounge & Dining Kitchen
- 3 Bedrooms & Bathroom
- Double Glazing & Gas Central Heating
- Viewing Highly Recommended
- Ideal First Time Buy. EPC C
- Gardens. Garage & Drive
- Close to local amenities

Room Measurements

Lounge; 3.8m x 4.4m (12' 6" x 14' 5")

Dining Kitchen: 2.5m x 4.9m (8' 2" x 16' 1")

Bedroom 1: 3.6m x 3.8m (11' 10" x 12' 6")

Bedroom 2: 3.6m x 3.8m (11' 10" x 12' 6")

Bedroom 3: 3.1m x 3.5m (10' 2" x 11' 6")

Bathroom: 2.3m x 2.4m (7' 7" x 7' 10")

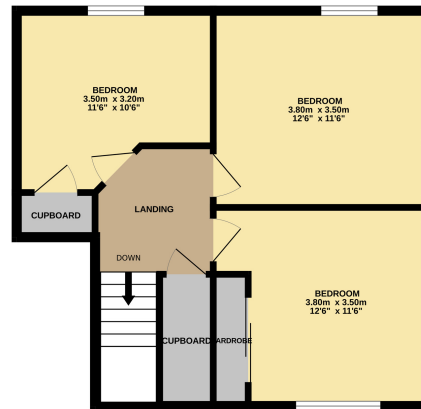


Floorplan

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.
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