



**Thorntons**   
The right way to move

94 Roods, Kirriemuir, Angus  
DD8 4HQ

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## Summary

No 94 Roods, Kirriemuir, a very well presented ground floor apartment in a central location, with all local amenities nearby. The property offers spacious and well-proportioned accommodation throughout and is in move in condition. Internally, the property benefits from a spacious entrance hallway, Lounge, modern fitted kitchen with integrated appliances, modern walk in shower room with feature wet wall, three double bedrooms, gas central heating and modern UPVC double glazing, installed 2022. Externally there is a gated driveway, double garage with electric door, garden store and gardens, laid out with areas of both lawn and pavers. Viewing is Highly Recommended.

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## Features

- Ground Floor Apartment with Main Door Access
- Lounge, 3 Bedrooms, Kitchen & Shower Room
- Double Glazed & Gas Central Heating
- Double Garage & Driveway
- Private Garden & Garden Store
- Immaculate, Move In condition
- Popular Residential Area of Kirriemuir
- Viewing Highly Recommended
- Ideal 1st Time Purchase

## Room Measurements

Lounge 12'10" x 15'1" (3.9m x 4.6m)  
Master Bedroom 10'6" x 12'10" (3.2m x 3.9m)  
Bedroom 2 7'10" x 15'5" (2.4m x 4.7m)  
Bedroom 3 7'7" x 15'9" (2.3m x 4.8m)  
Kitchen 8'2" x 11'6" (2.5m x 3.5m)  
Shower Room 4'7" x 9'2" (1.4m x 2.8m)



# Floorplan

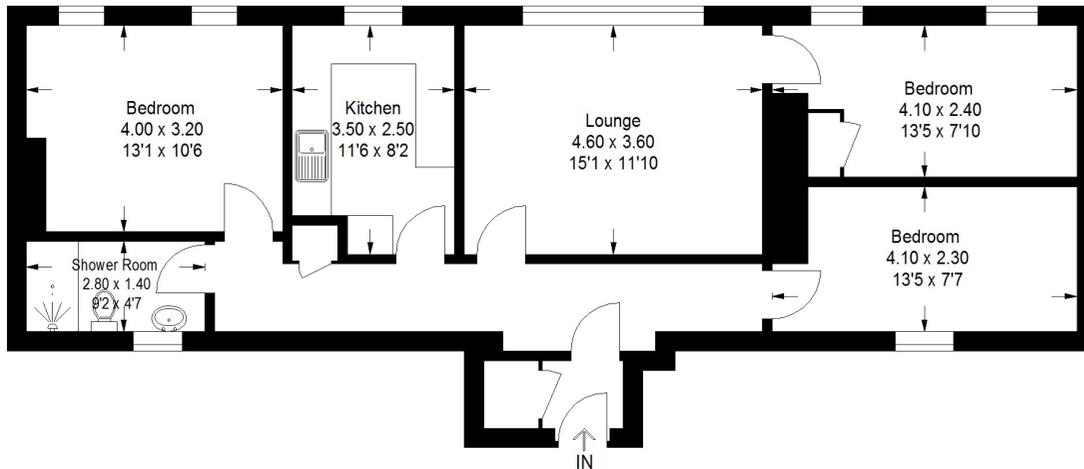


Illustration For Identification Purposes Only. Not To Scale (ID1192499 / Ref:90410)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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