



Thorntons 
The right way to move

38 Prosen Road, Kirriemuir,
Angus DD8 5AT





Summary

Spacious Semi detached villa, situated within the popular area of Kirriemuir, in close proximity to Webster's High School. Now requiring complete renovation, the property offers an exciting opportunity to create a personalised home, or appealing investment property. The subjects, over two levels, comprise of an entrance vestibule, Lounge, Kitchen, 3 bedrooms and bathroom and are well proportioned throughout. Externally, there are gardens to the front and rear, a single garage, driveway and garden store. The property is sold as seen.

Features

- Spacious Semi Detached Villa
- Renovation Project
- Lounge, 3 Bedrooms, Kitchen, Bathroom
- Front & Rear Gardens with Driveway and Garden Store
- Popular Residential Area of Kirriemuir
- Close proximity to local amenities and Primary & Secondary Schools
- Viewing Highly Recommended

Room Measurements

Entrance Vestibule 3'11" x 4'7" (1.2m x 1.4m)
 Lounge 12'10" x 14'5" (3.9m x 4.4m)
 Bedroom 1 10'10" x 12'6" (3.3m x 3.8m)
 Bedroom 2 9'10" x 11'10" (3m x 3.6m)
 Bedroom 3 9'10" x 11'6" (3m x 3.5m)
 Kitchen 7'10" x 14'5" (2.4m x 4.4m)
 Bathroom 7'10" x 7'10" (2.4m x 2.4m)



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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