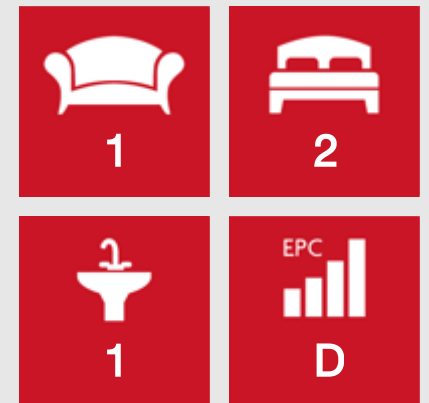




Thorntons
The right way to move

38 Bank Street, Kirriemuir,
Angus DD8 4BG





Summary

The property which benefits from gas fired central heating and wood burning stove, with spacious accommodation comprising upper hall with stairs leading to floored attic room, lounge with feature fireplace incorporating wood burner, shelved press access to study area with fitted desk and front facing window. Dining Kitchen with fitted units oven, hob extract, rear facing window, two well appointed double bedrooms, bathroom with three piece suite and shower over bath. This particular property is extremely well presented and is thought to be an ideal first time purchase or investment opportunity. Viewing is highly recommended.

Features

- Main Door 1st Floor Flat
- Popular Central Location
- Close To Local Amenities
- Entrance, Stairs To 1st Floor Level
- Hall, Lounge, Study Area
- Dining Kitchen, 2 Bedroom
- Bathroom, Floored Attic
- Gas Central Heating
- Viewing Highly Recommended

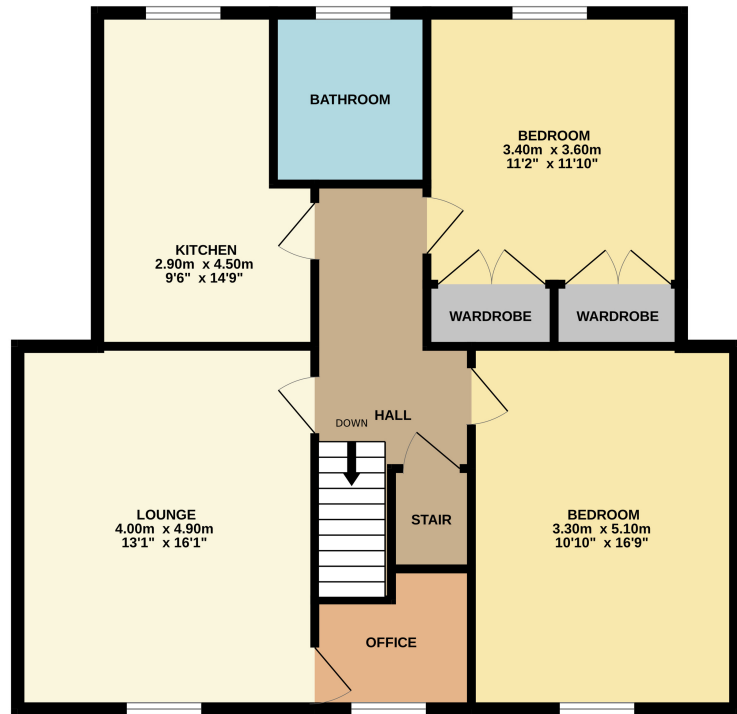
Room Measurements

Lounge 16'1" x 13'4" (4.90m x 4.09m)
 Study Area 6'6" x 5'6" (1.98m x 1.68m)
 Dining Kitchen 15'0" x 9'5" (5.05m x 3.28m)
 Bedroom 16'7" x 10'9" (5.05m x 3.28m)
 Bedroom 11'11" x 11'3" (3.63m x 3.43m)
 Family Bathroom 7'4" x 4'8" (2.24m x 1.42m)



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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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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