



**Thorntons**   
The right way to move

41 Victoria  
Street,

Kirriemuir, Angus,  
DD8 5DH



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## Summary

This modernised traditional end-terrace cottage is accompanied by a private driveway and generous gardens, featuring a French-doored dual-aspect summerhouse, a home office, outdoor seating space, and a drying area. The light-filled accommodation comprises a triple-aspect sunroom with access (via a hall) to a spacious, south-east-facing living room and a dining kitchen. The residence also features three bedrooms (one with a walk-in wardrobe running the full length of the room), a stylish shower room with a walk-in shower, a freestanding basin, a WC, storage space, and a tower radiator.

Extras: All fitted floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

## Features

- End-terrace traditional cottage in Kirriemuir
- Modern interiors with original features
- Entrance hall
- Sun-filled living room with fireplace
- Triple-aspect sunroom
- Attractive fitted dining kitchen
- Sunny main bedroom with a walk-in wardrobe
- Two more bedrooms
- Modern shower room with a towel warmer
- Private gardens with a summerhouse
- Home office with a shower room
- Private driveway parking
- Gas central heating and double glazing





“A stylish period cottage in Kirriemuir, with three bedrooms, two reception rooms, an attractive dining kitchen and a contemporary shower room.”











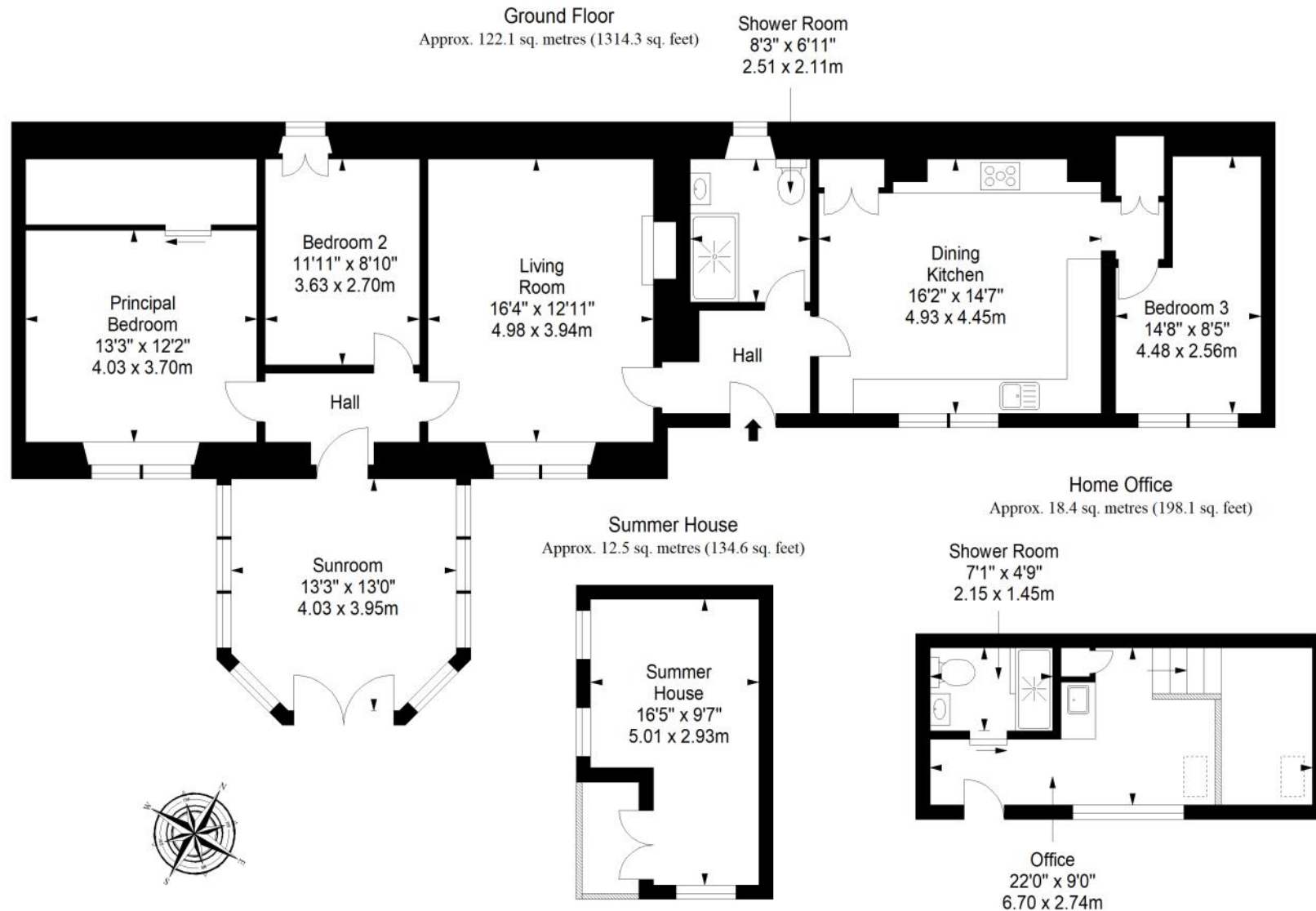
“The home benefits from close proximity to parks, a convenience store, a pub, restaurants, local schooling and bus links.”







# Floorplan



Total area: approx. 122.1 sq. metres (1314.3 sq. feet)



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