



Thorntons
The right way to move

40 Morrison Street, Kirriemuir,
Angus DD8 5DB





Summary

Mid-terraced sandstone cottage presented in move-in condition, comprises: a bright lounge/dining room, generous double bedroom, bespoke fitted kitchen with pantry, luxury modern shower room and a useful hall storage cupboard plumbed for a washing machine. The property further benefits from a large partly floored attic, providing excellent storage and offering potential for conversion, subject to the appropriate consents. Other features include double glazing, gas central heating, a private enclosed front garden, shared rear garden with drying area, and garden store.

Features

- Mid Terraced Sandstone Cottage
- Partial Views to Strathmore Valley
- Lounge / Dining Room
- Bespoke Kitchen
- Generous Sized Double Bedroom
- Luxury Shower Room
- Large Partly Floored Attic
- Shared Garden & Private PVC Store
- Private, enclosed front garden
- DG, GCH, EPC D

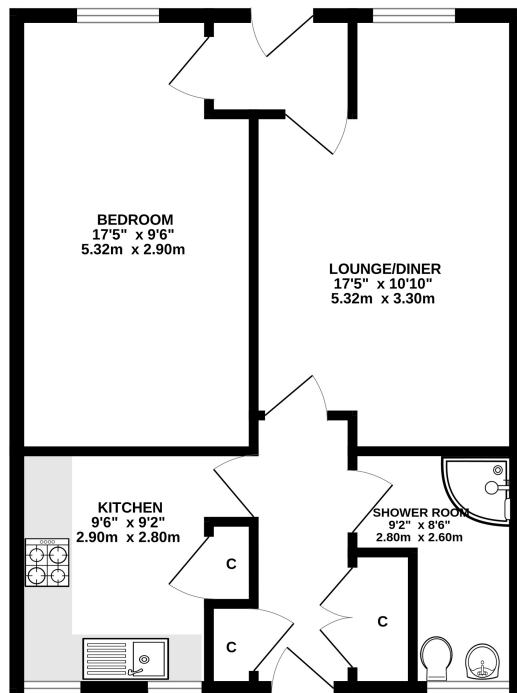
Room Measurements

Lounge/Diner 17'5" x 10'10" (5.32m x 3.30m)
Kitchen 9'6" x 9'2" (2.90m x 2.80m)
Bedroom 17'5" x 9'6" (5.32m x 2.90m)
Shower Room 9'2" x 8'6" (2.80m x 2.60m)



Floorplan

GROUND FLOOR



While 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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