





**Thorntons**  
The right way to move

18 Lindsay Street, Kirriemuir,  
Angus DD8 5DS

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## Summary

Charming end-terrace cottage enjoying a convenient and established setting within the popular town of Kirriemuir. The accommodation comprises; entrance porch, welcoming lounge, bright sunroom/dining, study, kitchen with separate utility room and WC, two well-proportioned double bedrooms and bathroom. Externally, the property is enhanced by a charming cottage-style front garden, a timber shed and garage, offering secure parking or additional storage space.

## Features

- 2 bedroom end terrace cottage
- Lounge
- Sunroom/Dining Room
- Study
- Kitchen & Utility Room
- Bathroom & Cloakroom WC
- GCH; DG; EPC - D
- Mature Garden, Timber Shed & Garage
- Popular Residential Area of Kirriemuir
- Early Viewing is Highly Recommended

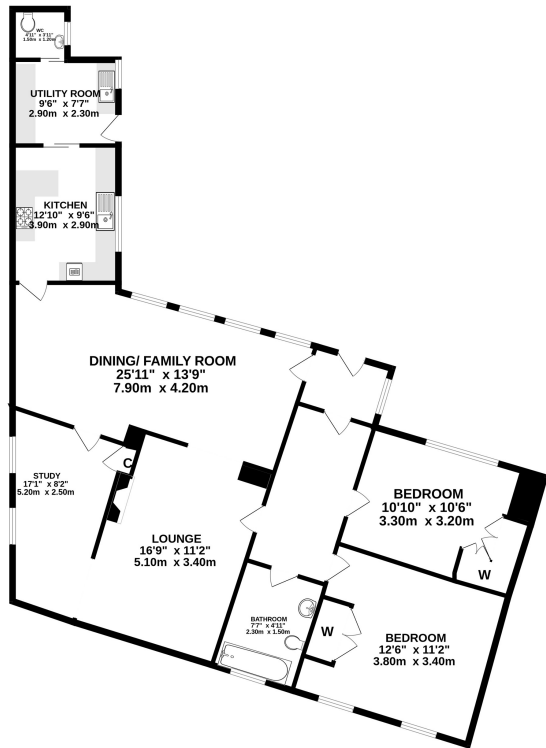
## Room Measurements

Lounge: 16'9 x 11'2 (5.10m x 3.40m)  
 Sunroom/Dining: 25'11 x 13'9 (7.90m x 4.20m)  
 Kitchen: 12'10 x 9'6 (3.90m x 2.90m)  
 Utility Room: 9'6 x 7'7 (2.90m x 2.30m)  
 Bedroom: 10'10 x 10'6 (3.30m x 3.20m)  
 Bedroom: 12'6 x 11'2 (3.80m x 3.40m)  
 Study: 17'1 x 8'2 (5.20m x 2.50m)  
 Bathroom: 7'7 x 4'11 (2.30m x 1.50m)  
 WC: 4'11 x 3'11 (1.50m x 1.20m)



# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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