



1 Logie View, Kirriemuir, Angus  
DD8 5EL

 1	 3
 2	 EPC B



## Summary

A modern, immaculately presented, three bedroom semi detached villa, built in 2022, part of the Logie View development located on the southern edge of Kirriemuir. The spacious accommodation over two floors comprises of a bright and airy lounge, dining kitchen with patio doors leading to the rear garden, three well-proportioned double bedrooms, one en-suite and two with fitted wardrobes. Additionally the property benefits from a ground floor WC. Plumbing has been installed to facilitate a connection, if required for a shower (not included) as well as a fully tiled family bathroom. Practical attributes include gas central heating, double glazing, patio doors and roof solar panels. Externally the property benefits from front and rear gardens, a driveway for 2 vehicles, timber fencing, outdoor socket, exterior hose tap connections and a security alarm system. Please note the shed is not included in the sale.

## Features

- Modern Semi Detached Villa
- Bright & Airy Lounge
- Dining Kitchen with doors to garden
- 3 Bedrooms, 2 with fitted storage
- Master En Suite, Family Bathroom & WC
- Front & Rear Gardens with Driveway for 2 vehicles
- Solar Panels & Alarm System
- Popular New Development on the outskirts of Kirriemuir
- Early Viewing is Highly Recommended
- Gas Central and Double Glazing

## Room Measurements

Lounge 20'1" x 11'10" (6.11m x 3.60m)

Kitchen/Diner 20'0" x 13'6" (6.10m x 4.11m)

Utility room 9'2" x 5'3" (2.80m x 1.61m)

WC 9'2" x 6'11" (2.80m x 2.10m)

Bedroom 20'1" x 12'6" (6.13m x 3.80m)

Ensuite 9'3" x 5'8" (2.81m x 1.72m)

Bedroom 12'10" x 9'3" (3.91m x 2.81m)

Bedroom 10'2" x 8'8" (3.10m x 2.63m)

Bathroom 6'3" x 5'11" (1.98m x 1.81m)



Thorntons are delighted to bring to the market, No.1, Logie View, a modern, immaculately presented, three-bedroom semi-detached villa, built in 2022.





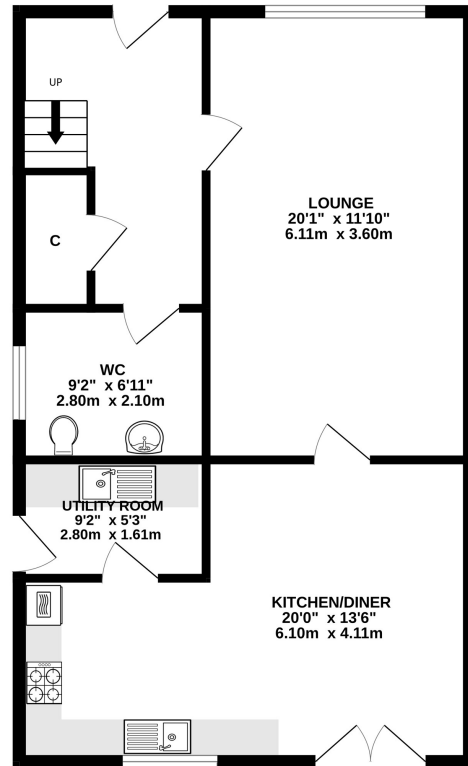


Viewing is strongly recommended to fully appreciate the generously sized rooms, the standard of finishing throughout the property, and the proximity to central Kirriemuir.

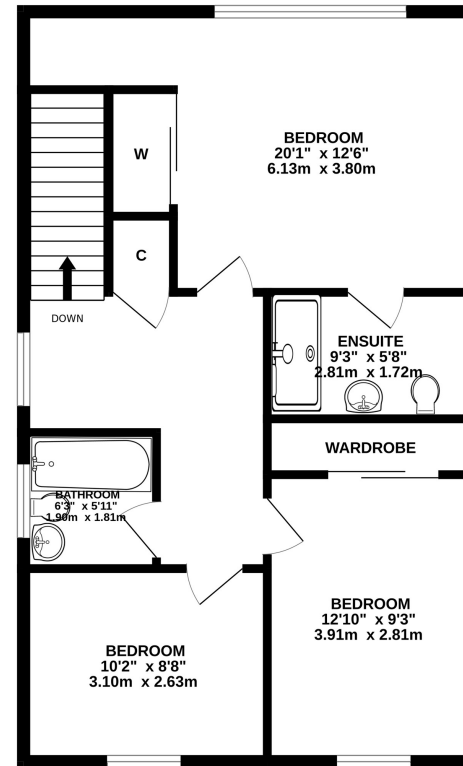


# Floorplan

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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