



Thorntons
The right way to move

1A Gordon Park, Kirriemuir,
Angus DD8 4JD





Summary

Thomtons are delighted to bring to the market 1A Gordon Park, Kirriemuir, an immaculate two-bedroom ground floor flat presented in move-in condition and offering spacious, versatile accommodation throughout. The property comprises: lounge featuring a charming wood-burning stove, well-appointed dining kitchen, useful utility room, two well-proportioned bedrooms, with Bedroom One benefiting from an adjoining conservatory. A modern shower room and separate WC serve the property, while a useful dressing area/home office further enhances the flexibility of the accommodation, making it well suited to modern lifestyles and home-working requirements. The property is presented to a high standard throughout and further benefits from gas central heating, recently installed windows and a new front door.

Features

- Ground Floor, Main Door Flat
- Bright & Airy Lounge with woodburning stove
- 2 Spacious Double Bedrooms
- Dining Kitchen with Integrated Appliances
- Modern Shower Room & WC
- Utility Room
- Dressing Room / Home Office Area
- Gas Central Heating & Double Glazing
- Rear Courtyard Garden ; Conservatory
- Immaculate Condition Throughout

Room Measurements

Lounge 17'1" x 15'5" (5.20m x 4.70m)
 Kitchen/diner 15'9" x 11'2" (4.80m x 3.40m)
 Utility 6'7" x 5'7" (2.00m x 1.70m)
 Bedroom 12'10" x 11'2" (3.90m x 3.40m)
 Bedroom 11'6" x 10'6" (3.50m x 3.20m)
 Shower room 12'2" x 9'10" (3.70m x 3.00m)
 WC 5'11" x 2'4" (1.80m x 0.70m)
 Walk in wardrobe/Study 11'6" x 4'7" (3.50m x 1.40m)



Situated within easy reach of Kirriemuir's excellent range of local amenities, services and transport links, the property offers both comfort and convenience.





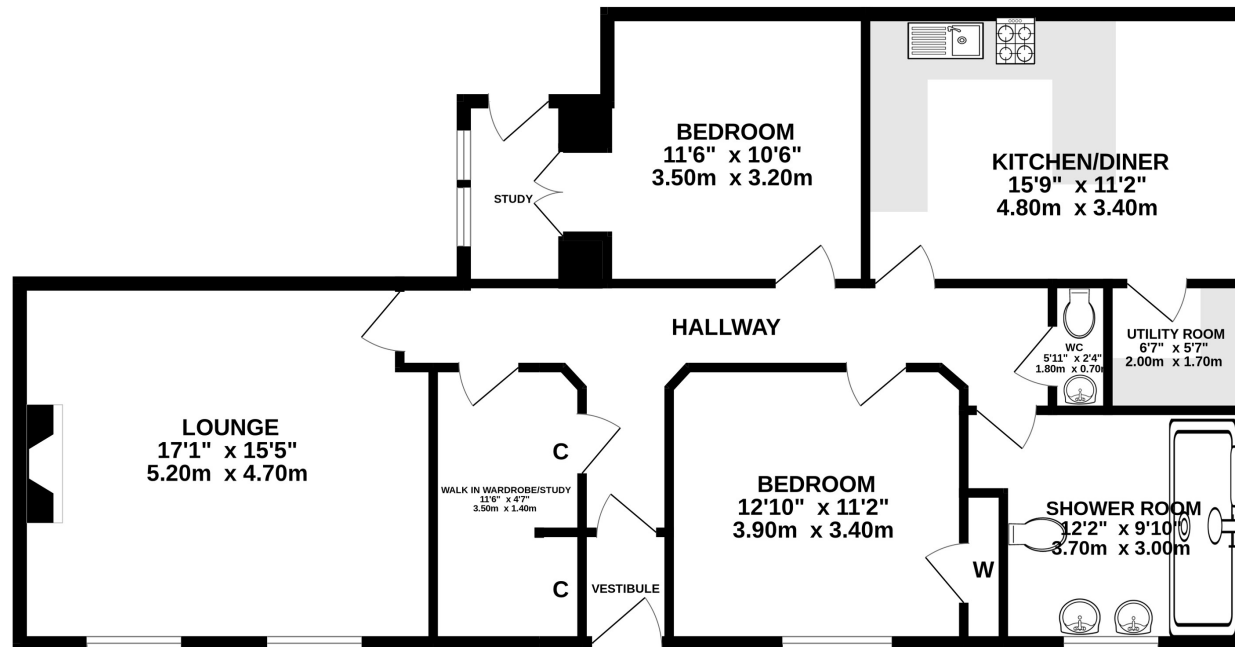


Ideal for a variety of purchasers, including first-time buyers, downsizers and buy-to-let investors, early viewing is highly recommended.



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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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