

Thorntons
The right way to move

2 Bank Close, Kirriemuir, Angus
DD8 4EN

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2

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EPC
E

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Summary

Charming mid-terraced red sandstone villa, beautifully modernised and ideally situated in the heart of Kirriemuir and comprises: open-plan lounge/dining area with a recently installed modern fitted kitchen, incorporating an integrated oven, microwave, hob, extractor hood, boiling water tap and dishwasher, shower room and two generous bedrooms. The property further benefits from double glazing, electric heating and excellent storage throughout. A freestanding washer dryer and fridge freezer are also included in the sale; however, no guarantees or warranties will be provided in respect of these appliances.

Features

- Mid terraced Villa
- Open Plan Lounge / Dining Kitchen
- 2 Bedrooms
- Shower Room
- Electric Heating; DG; EPC - E
- Prime Central Location in Kirriemuir
- Early Viewing is Highly Recommended
- Ideal 1st home or rental investment

Room Measurements

Lounge: 15'1 x 13'5 (4.60m x 4.10m)
Kitchen: 8'6 x 7'7 (2.60m x 2.30m)
Bedroom: 12'6 x 10'2 (3.80m x 3.10m)
Bedroom: 12'6 x 6'7 (3.80m x 2.00m)
Bathroom: 7'7 x 4'11 (2.30m x 1.50m)



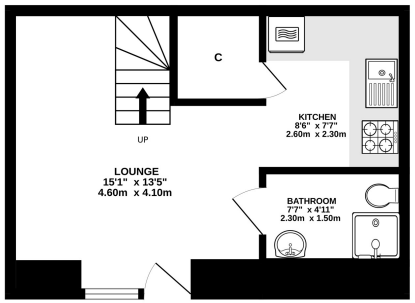




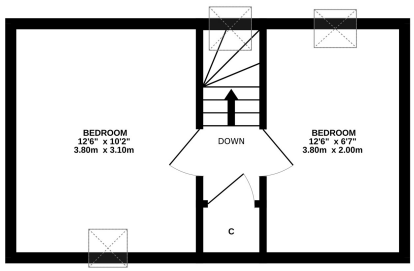


Floorplan

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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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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