

Thorntons
The right way to move

25 Rowan Avenue, Northmuir,
Kirriemuir, Angus DD8 4TB

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EPC
C

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







Summary

Spacious detached bungalow, offers well-proportioned flexible accommodation and comprises: hallway, generous lounge, dining room/bedroom four, fitted kitchen with integrated oven, hob and extractor hood, utility room, conservatory, three bedrooms, family bathroom, separate shower room and WC. Externally, there are front and rear gardens, with the rear garden benefiting from a dedicated drying area and timber shed, together with a private driveway and double garage. Additional white goods are included in the sale, although no warranty or guarantee is given as to their condition or working order.

Features

- Spacious Detached Bungalow
- Bright & Airy Lounge
- Dining Room / Bedroom 4
- Fitted Kitchen
- 3 Bedrooms
- Family Bathroom; Shower Room; WC
- Utility Room
- Conservatory with doors to garden
- Double Garage & Driveway
- Front & rear gardens
- EPC - C

Room Measurements

Lounge: 19'1 x 18'1 (5.82m x 5.50m)
Dining Room: 10'2 x 9'11 (3.10m x 3.02m)
Kitchen: 10'0 x 9'11 (3.04m x 3.02m)
Utility: 7'2 x 5'7 (2.18m x 1.70m)
Conservatory: 18'8 x 9'11 (5.69m x 3.01m)
Bedroom: 12'10 x 10'10 (3.90m x 3.30m)
Bedroom: 8'6 x 8'2 (2.60m x 2.50m)
Bedroom: 13'1 x 9'2 (4.00m x 2.80m)
Bathroom: 8'10 x 5'7 (2.70m x 1.70m)
Shower Room: 4'7 x 2'7 (1.40m x 0.80m)

Private driveway and double garage provides excellent parking and storage.













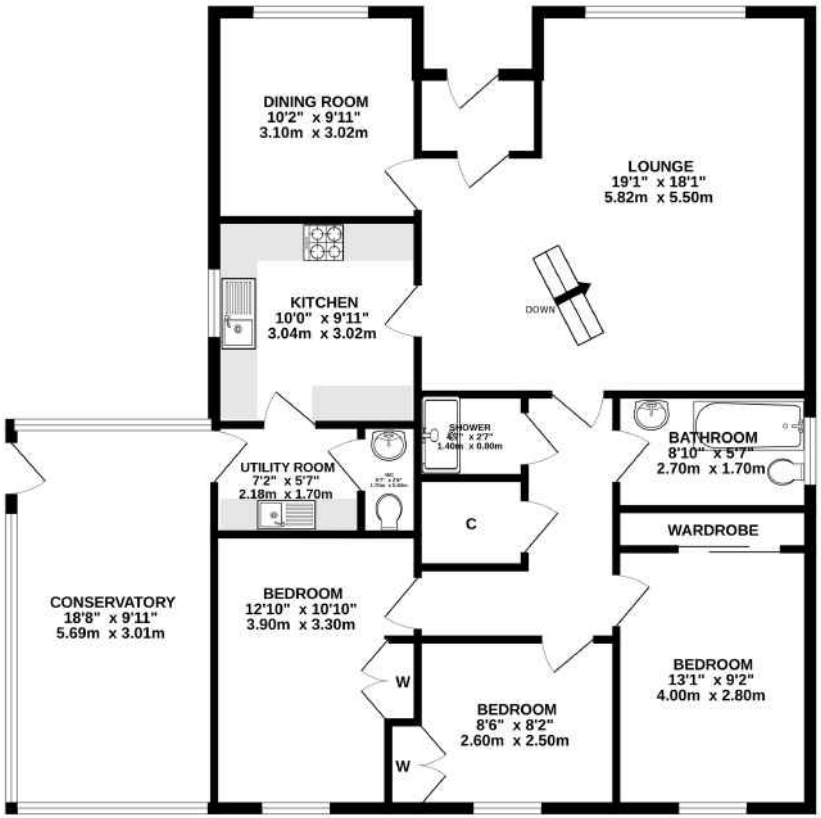


The property offers versatile single-level living and would make an ideal home for a range of buyers.



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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NO HIDDEN COSTS

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