



44 Woodend Drive
Northmuir | Kirriemuir | DD8 4TQ

Thorntons 
The right way to move



An opportunity has arisen to purchase a well presented semi detached modern bungalow which provides excellent accommodation all one one floor level.

The subjects are in fresh and stylish decorative order, benefit from double glazing, gas central heating and will be sold with floor coverings, blinds and integrated gas hob, double electric oven and extractor hood included. The spacious accommodation comprises: lounge/dining room, kitchen, 2 double bedrooms and a recently installed shower room.

Externally the long driveway to the side provides parking for a number of vehicles and leads to the detached single garage. The good sized gardens to the front and rear are laid in artificial lawn with ease of maintenance in mind.



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A wide range of local amenities include shops, schools, public transport, recreational facilities and there is easy access to Aberdeen, Dundee and the picturesque Angus Glens. This particular property is thought to be ideally suited to the 1st time buyer or equally would be suited as a retirement home. Early viewing is highly recommended. EPC D



- Semi detached Bungalow
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- D/G & Gas CH
- Garage & Long Driveway
- Low Maintenance Gardens
- EPC - D



Lounge/Dining Room	13'6 x 9'5 4.11m x 2.87m
Kitchen	8'6 x 7'8 2.59m x 2.34m
Bedroom 1	10'7 x 10'0 3.23m x 3.05m
Bedroom 2	10'0 x 9'7 3.05m x 2.92m
Shower Room	7'2 x 5'6 2.18m x 1.68m



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