



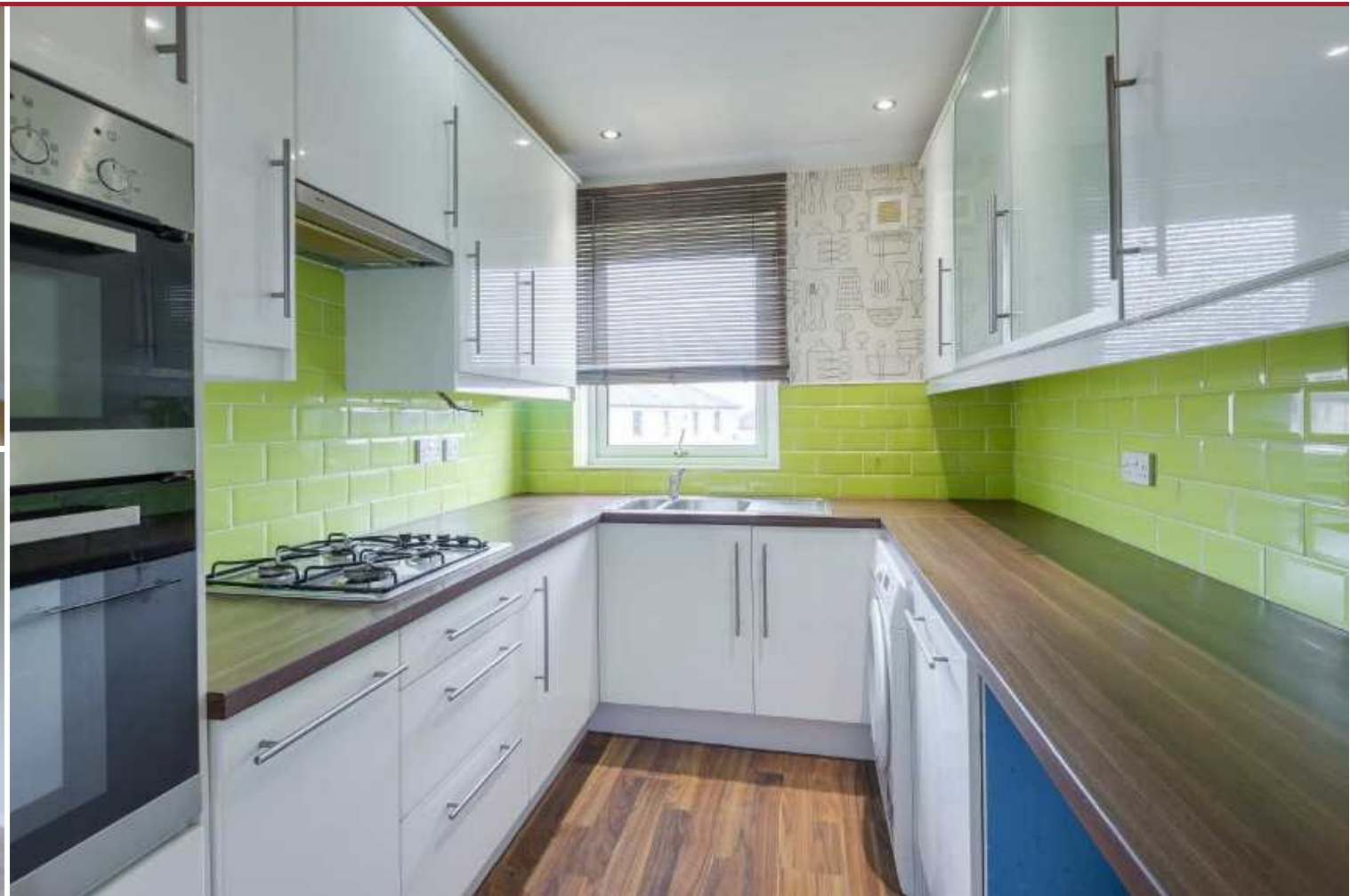
1 Middlefield Avenue

| Kirriemuir | DD8 5AE

Thorntons 
The right way to move

| 1 Middlefield Avenue | Kirriemuir | DD8 5AE

Offers Over £85,000



We are delighted to bring to the market this main door/first floor apartment which forms part of a small block of only 4 similar styled properties and provides versatile and spacious accommodation within a residential cul-de-sac.



The accommodation comprises: reception hall, lounge/dining room, 3 double bedrooms, modern breakfast kitchen and a three piece bathroom suite. The subjects benefit from double glazing, gas central heating and will be sold with gas hob, extractor hood, double oven, dishwasher, washing machine and fridge/freezer included. There are ample storage facilities throughout the property-including within the partly floored attic area.

Externally there is a private enclosed front garden, shared drying facilities and a further private lawn with a useful shed and dog run enclosure to the rear.

A wide range of local amenities include schools, recreational facilities, shops, public transport and there is easy access to the picturesque Angus Glens and the cities of Dundee and Aberdeen.

Early viewing is highly recommended. EPC - D.



- Main Door/Upper Apartment
- Lounge/Dining Room
- 3 Double Bedrooms
- Modern Breakfast Kitchen
- Bathroom
- D/G & Gas CH; EPC - D
- Shed & Dog Run Enclosure
- Front & Rear Gardens
- Shared Drying Area



Lounge/Dining Room	16'5 x 12'2 5.00m x 3.71m
Breakfast Kitchen	12'5 x 7'5 3.78m x 2.26m
Bedroom 1	12'10 x 12'10 3.91m x 3.91m
Bedroom 2	13'9 x 10'4 4.19m x 3.15m
Bedroom 3	12'6 x 9'4 3.81m x 2.84m
Bathroom	9'4 x 5'10 2.84m x 1.78m



Illustration For Identification Purposes Only.
Not To Scale (ID:754840 / Ref:77270)

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