



Thorntons 
The right way to move

47 Earl Matthew Avenue,
Arbroath, Angus DD11 5JU

 1	 4
 2	 EPC C



Summary

Well presented mid terraced townhouse located within a popular residential area. The property benefits from double glazing and gas central heating and offers spacious, bright accommodation throughout comprising hallway W/C, attractive lounge with patio doors, fitted kitchen complete with oven, hob, extractor hood and integrated fridge freezer and family Bathroom. There are four carpeted bedrooms all benefitting from integrated storage. The master bedroom is further enhanced by its own en suite shower room. All floor coverings and blinds are included in the sale together with the Dishwasher and Washing/Dryer machine & Fridge Freezer. Externally, the property benefits from designated parking for two cars. The front garden is laid to lawn, while the spacious rear garden is fully enclosed, mainly laid to lawn and includes a garden shed.

Features

- Mid Terraced Town House
- Popular Residential Area
- Lounge
- Kitchen
- 4 Bedrooms (1 En-suite)
- Bathroom & WC
- GCH; DG; EPC - C
- 2 Parking Spaces,
- Private Gardens
- Council Tax Band D

Room Measurements

Lounge: 13' 5" x 12' 5" (4.09m x 3.78m)

Kitchen: 10' 8" x 6' 6" (3.25m x 1.98m)

Bedroom 1: 11' 5" x 11' 3" (3.48m x 3.43m)

En-Suite: 6' 2" x 5' 6" (1.88m x 1.68m)

Bedroom 2: 11' 5" x 10' 8" (3.48m x 3.25m)

Bedroom 3: 11' 5" x 9' 8" (3.48m x 2.95m)

Bedroom 4: 10' 8" x 9' 5" (3.25m x 2.87m)

Family Bathroom: 9' 5" x 5' 6" (2.87m x 1.68m)

WC: 5' 9" x 3' 3" (1.75m x 0.99m)



Well presented mid terraced townhouse located within a popular residential area, close to local shopping, public transport links and a range of recreational facilities.





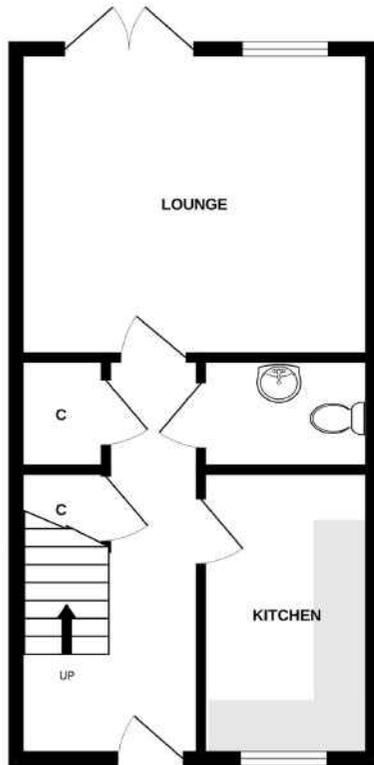


Viewing is highly recommended to appreciate the quality and presentation of this lovely home.

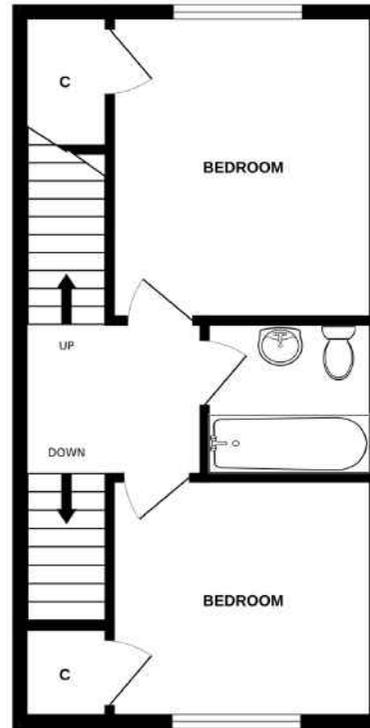


Floorplan

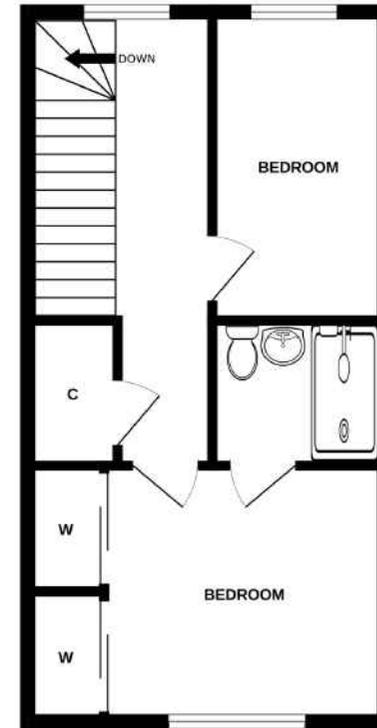
GROUND FLOOR



1ST FLOOR



2ND 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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