



Thorntons 
The right way to move

20 Provost Milne Gardens,
Arbroath, Angus DD11 5FG





Summary

Attractive semi-detached villa situated in a modern development of similar style properties, convenient for local amenities. The property, which benefits from double glazing and gas central heating, comprises: hall, spacious lounge, dining kitchen benefitting from a wide range of wall mounted and base units, integral appliances including oven, hob and extractor, door leading to well appointed conservatory, cloaks/wc fitted with 2 piece suite. Upper hall with hatch giving access to attic, three bedrooms, one featuring an en-suite and family bathroom. Externally there are gardens to front and rear, the latter enjoying an enclosed area with shed, integral garage.

Features

- Modern Semi Detached Villa
- Popular Residential Area
- Hall, Lounge, Dining Kitchen
- Conservatory With Door to Garden
- 3 Bedrooms, Bathroom & En-suite
- Gardens Front & Rear
- Integral Garage
- Viewing Highly Recommended
- Double Glazing. Gas CH. EPC C

Room Measurements

Lounge: 13' 2" x 12' 2" (4.01m x 3.71m)

Dining Kitchen: 20' 9" x 8' 6" (6.32m x 2.59m)

Conservatory: 13' 5" x 12' 2" (4.09m x 3.71m)

Bedroom: 10' 6" x 8' 5" (3.20m x 2.57m)

Bedroom: 14' 10" x 10' 6" (4.52m x 3.20m)

Bedroom: 12' 2" x 9' 2" (3.71m x 2.79m)

Bathroom: 8' 10" x 5' 5" (2.69m x 1.65m)



Quality Dining Kitchen



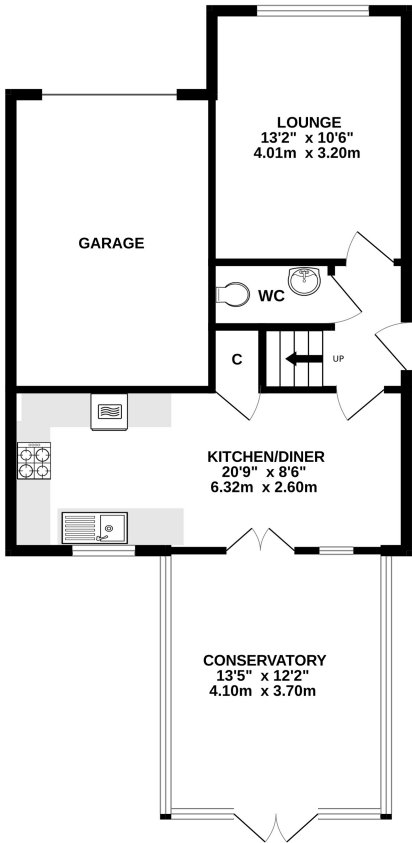




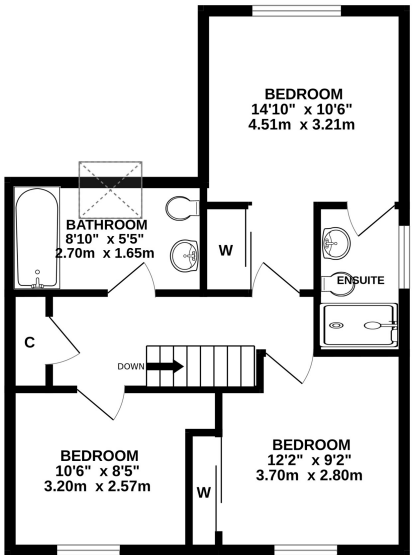


Floorplan

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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