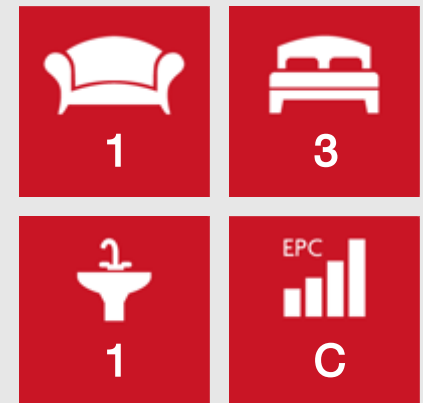




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The right way to move

17 Almerie Close, Arbroath,  
Angus DD11 1LL





## Summary

First-floor apartment, situated within a popular residential area, which offers attractive and generous accommodation and comprises: entrance hallway with storage, hallway, bright spacious lounge, modern kitchen, fully tiled bathroom with three-piece suite and three bedrooms all benefitting from integrated mirrored wardrobes. Practical attributes include: double glazing, electric heating, secure entrance and wood panelled doors. Floor coverings and blinds are all included within the sale price. Externally there is a well-maintained drying area and allocated parking.

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## Features

- First Floor Apartment
- Popular Central Location
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Electric Heating; DG; EPC - C
- Allocated Parking
- Shared Drying Area
- Council Tax Band B

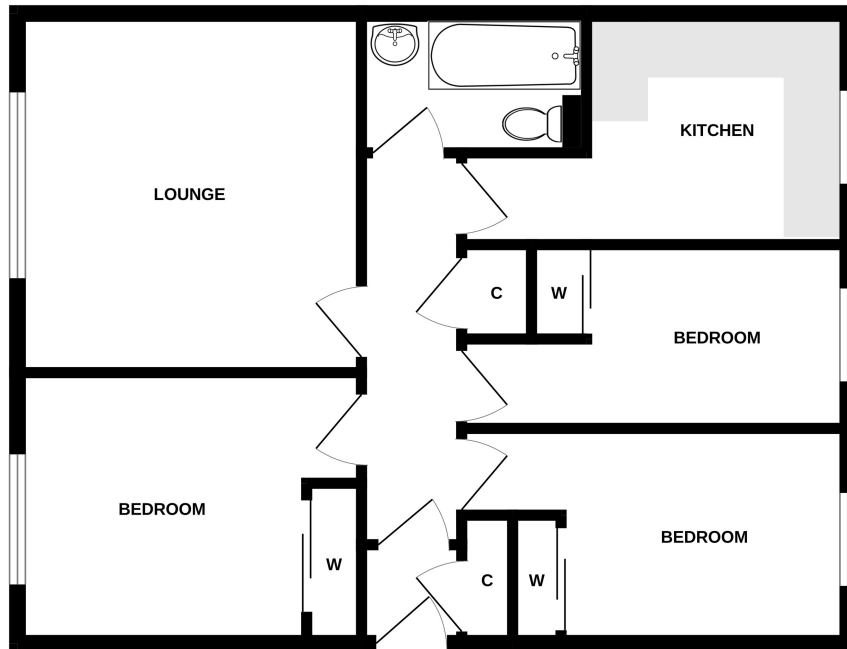
## Room Measurements

Lounge: 12' 7" x 12' 6" (3.84m x 3.81m)  
Kitchen: 14' 0" x 8' 1" (4.27m x 2.46m)  
Bedroom: 12' 5" x 9' 6" (3.78m x 2.90m)  
Bedroom: 14' 0" x 7' 3" (4.27m x 2.21m)  
Bedroom: 14' 0" x 6' 5" (4.27m x 1.96m)  
Bathroom: 7' 9" x 5' 3" (2.36m x 1.60m)



# Floorplan

## FIRST 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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