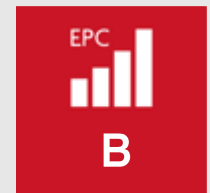
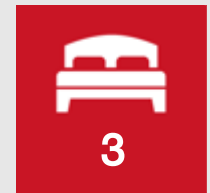
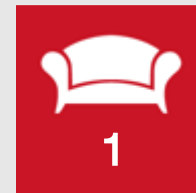




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The right way to move

80 Finlay Drive, Arbroath,
Angus DD11 3FE





Summary

The subject property is in fresh decorative order with accommodation comprising: entrance hallway, bright lounge with rear facing window, dining kitchen with breakfast bar, w/c, family bathroom with three-piece suite, three carpeted bedrooms with the master benefitting from integrated mirrored wardrobes and en-suite. The property features an impressive list of attributes which includes: double glazing, gas fired central heating, excellent storage, security lights and solar panels. All floorcoverings, blinds and integrated kitchen appliances including fridge freezer and dishwasher are included within the sale price.

Features

- Semi – Detached Villa
- Popular Residential Location
- Lounge
- Dining Kitchen
- Family Bathroom & WC
- 3 Bedrooms (1 E/S)
- DG GCH
- Drive, Garage, Gardens
- Solar Panels
- Council Tax Band D

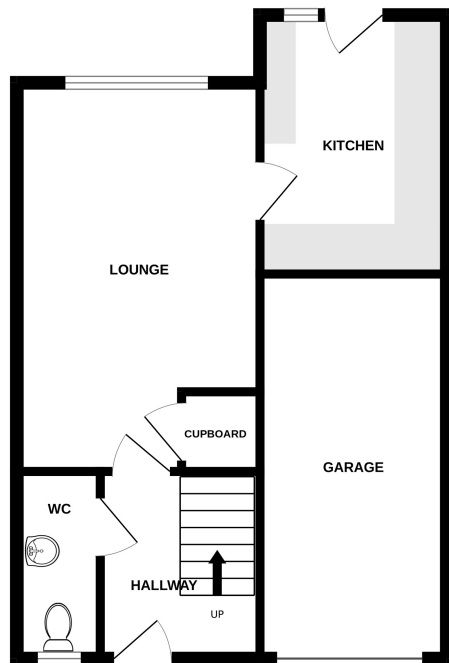
Room Measurements

Lounge 17'3" x 10'3" (5.26m x 3.12m)
Kitchen 11'7" x 8'1" (3.53m x 2.46m)
W/C 7'0" X 3'2" (2.13m x 0.97m)
Family Bathroom 7'0" x 6'7" (2.13m x 2.01m)
Bedroom 12'1" x 8'2" (3.68m x 2.49m)
En-Suite 7'3" x 5'2" (2.21m x 1.57m)
Bedroom 10'1" x 9'4" (3.07m x 2.84m)
Bedroom 9'4" x 8'6" (2.84m x 2.59m)

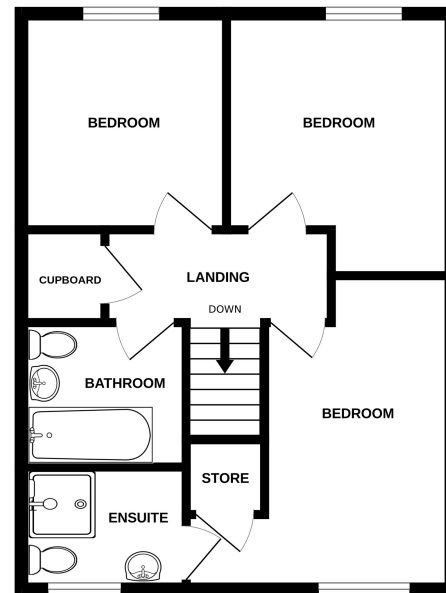


Floorplan

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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