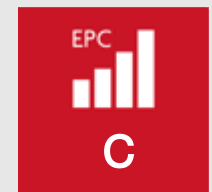
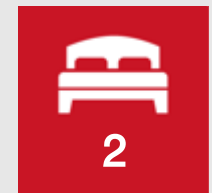




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42 Bloomfield Gardens,  
Arbroath DD11 3LJ





## Summary

Well-presented end terraced villa, situated within a popular residential area, which offers well-proportioned accommodation comprising: entrance hallway, bright attractive lounge with patio doors leading to garden, fitted modern kitchen/dining, bathroom with wet wall fittings and two double bedrooms. The property features an impressive list of attributes which includes double glazing, gas fired central heating, wood panelled doors and eaves cladding. Externally there is a delightful rear garden which enjoys decking, patio, stocked borders and lawn.

## Features

- End Terraced Villa
- Popular Residential Location
- Lounge
- Kitchen/ Dining
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Rear garden
- Council Tax Band B

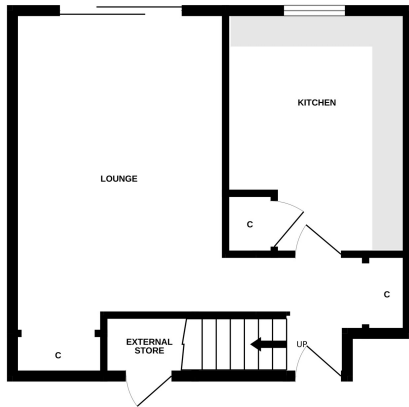
## Room Measurements

Lounge: 15' 5" x 11' 1" (4.70m x 3.38m)  
Kitchen/Dining: 12' 4" x 9' 9" (3.76m x 2.97m)  
Bedroom: 12' 5" x 11' 1" (3.78m x 3.38m)  
Bedroom: 12' 5" x 10' 0" (3.78m x 3.05m)  
Bathroom: 6' 4" x 5' 7" (1.93m x 1.70m)



# 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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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