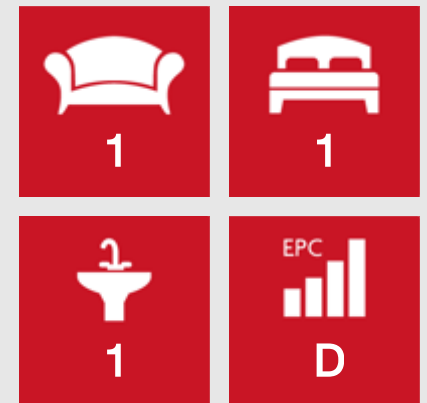




Thorntons
The right way to move

44 Gardyne Street, Friockheim,
Arbroath, Angus DD11 4SW





Summary

End terraced villa, located in the popular village of Friockheim, which provides attractive accommodation and comprises: entrance vestibule, spacious lounge, well appointed kitchen, well proportioned and carpeted bedroom enjoys pleasant open views and benefit from generous built in storage and bathroom is fitted with a modern three piece suite. Additional features include double glazing, gas fired central heating, and wood panelled internal doors throughout. Blinds, curtains, and floor coverings are included in the sale.

Features

- Terraced Villa
- Popular Residential Area
- Lounge
- Kitchen
- Bedroom
- Bathroom
- GCH; DG; EPC - D
- Council Tax Band A

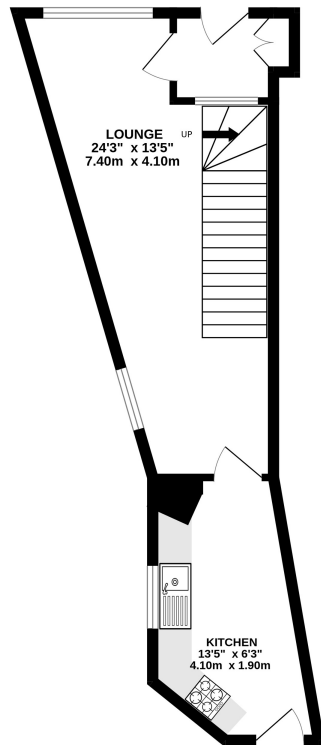
Room Measurements

Lounge: 19' 0" x 13' 9" (5.79m x 4.19m)
 Kitchen: 13' 9" x 6' 1" (4.19m x 1.85m)
 Bedroom: 14' 7" x 11' 0" (4.45m x 3.35m)
 Bathroom: 8' 1" x 6' 0" (2.46m x 1.83m)

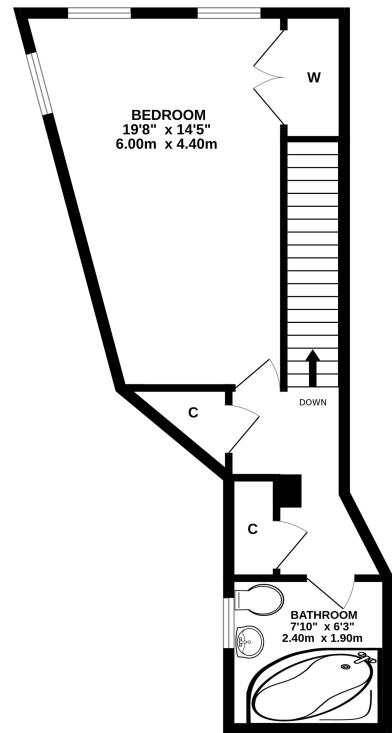


Floorplan

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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