



Thorntons
The right way to move

9 Demondale Road, Arbroath,
Angus DD11 1TP

 2	 2
 1	 EPC D



Summary

Mid-terraced villa, situated within a popular residential location, which is in need of some modernisation, offers accommodation over two levels comprising: entrance hallway, lounge, kitchen, tiled bathroom with three-piece suite, box room and two well-proportioned bedrooms. The comprehensive list of attributes includes: double glazing, gas central heating, ample storage space and attic. Externally there are garden grounds to the front and rear. The rear enjoys a patio, drying area and outhouse. There is plentiful on-street parking available.

Features

- Mid Terraced Villa
- Popular Residential Location
- Lounge
- Dining Room
- Kitchen
- 2 Bedrooms
- Box Room/Study
- Bathroom
- GCH; DG; EPC - D
- Gardens

Room Measurements

Lounge: 12' 4" x 11' 2" (3.76m x 3.40m)
Kitchen: 9' 0" x 8' 7" (2.74m x 2.62m)
Dining Room: 9' 7" x 7' 7" (2.92m x 2.31m)
Bedroom: 11' 6" x 10' 1" (3.51m x 3.07m)
Bedroom: 11' 6" x 10' 1" (3.51m x 3.07m)
Box Room: 6' 3" x 4' 3" (1.91m x 1.30m)
Bathroom: 6' 6" x 5' 11" (1.98m x 1.80m)



Floorplan

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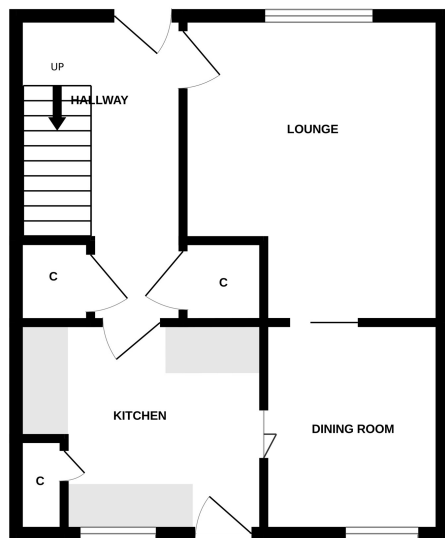
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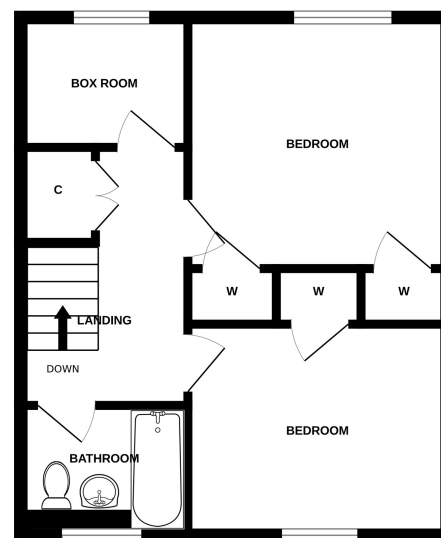
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GROUND FLOOR



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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