



Thorntons
The right way to move

1/1 80 Brechin Road, Arbroath,
Angus DD11 1SS





Summary

First-floor apartment offering spacious, single-level living in a sought-after residential location. The property comprises: vestibule, lounge, kitchen, fully tiled bathroom with electric shower, and double bedroom benefitting from integrated mirrored storage. The list of attributes includes double glazing, electric heating and attic space. Kitchen appliances include fridge, freezer, washing machine, extractor fan, ceramic hob and oven. The blinds, curtains and floor coverings are all included within the sale price. Externally there is a well kept communal garden which is laid out in chipped stones, paving slabs, assorted shrubs, bushes with a sheltered decking area.

Features

- Upper Apartment
- Lounge
- Kitchen
- Bedroom
- Bathroom
- DG & Electric Heating
- Council Tax Band A
- EPC rating D

Room Measurements

Lounge 12'3" x 11'1" (3.73m x 3.38m)

Kitchen 13'2" x 7'3" (4.01m x 2.21m)

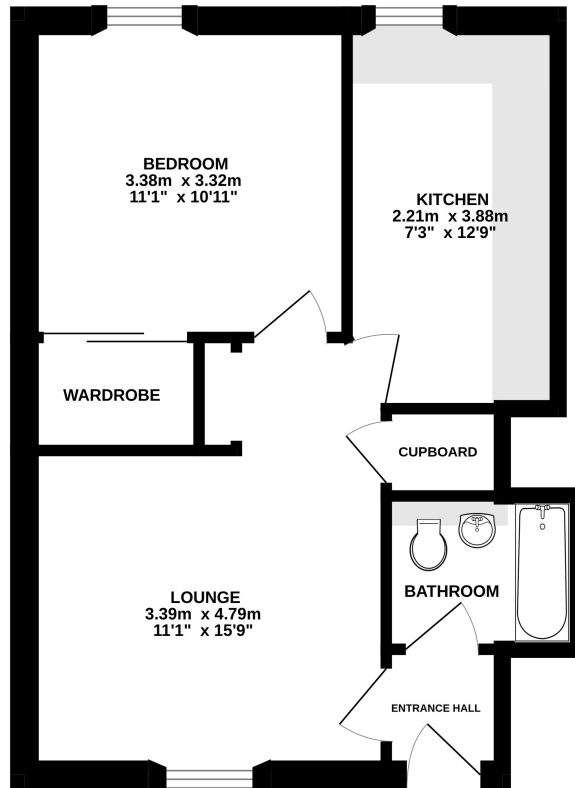
Bathroom 7'5" x 6'3" (2.26m x 1.91m)

Bedroom 11'2" x 11'1" (3.40m x 3.38m)



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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