



Thorntons 
The right way to move

15a Russell Street, Arbroath,
Angus DD11 3DD

 1	 3
 1	 EPC D



Summary

Spacious upper apartment located, within a popular and well established residential area, which offers well proportioned accommodation comprising: hallway, spacious lounge, kitchen/dining area complete with an integrated fridge freezer and impressive 7 burner range cooker, three double bedrooms and a contemporary bathroom. Notable features include double glazing, gas fired central heating, and attractive wood panelled doors. Floor coverings, curtains, blinds, and light fittings are included within the sale, with white goods available by separate negotiation. Externally, there is plentiful on street parking and a low maintenance, enclosed private garden to the front, laid with patio and artificial lawn.

Features

- Upper Apartment
- Popular Central Location
- Bright Lounge
- Modern Kitchen/Dining
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Private Front Garden
- Ample on Street Parking
- Council Tax Band B

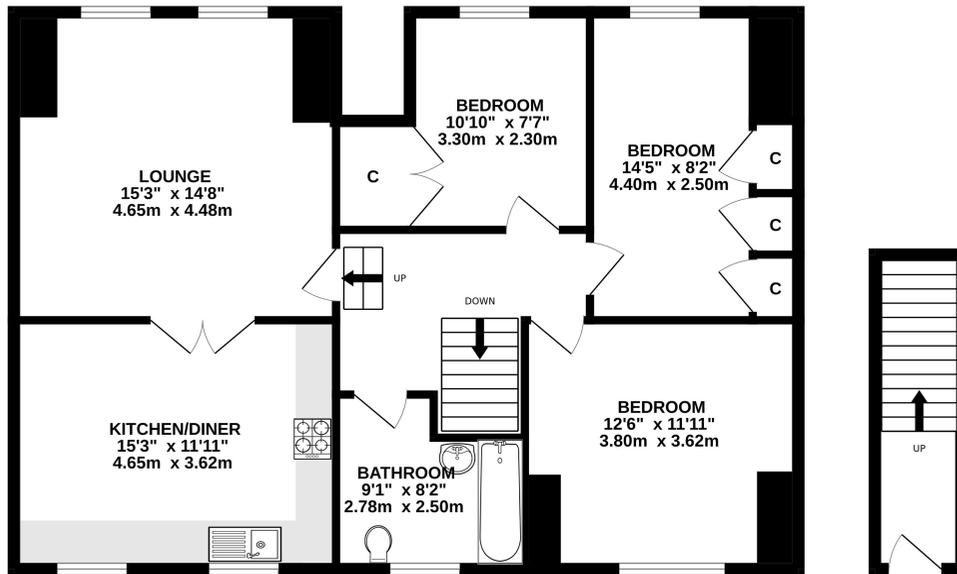
Room Measurements

Lounge: 15'3 x 14'8 (4.65m x 4.48m)
Kitchen/Diner: 15'3 x 11'11 (4.65m x 3.62m)
Bedroom: 10'10 x 7'7 (3.30m x 2.30m)
Bedroom: 14'5 x 8'2 4.40m x 2.50m)
Bedroom: 12'6 x 11'11 (3.80m x 3.62m)
Bathroom: 9'1 x 8'2 (2.78m x 2.50m)



Floorplan

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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