



Thorntons
The right way to move

15 Clifftown Road, Arbroath,
Angus DD11 5BD





Summary

Spacious semi-detached bungalow situated within a popular residential area convenient for public transport, recreational facilities and educational amenities. The property, which benefits from double glazing and gas central heating, comprises: entrance vestibule, hallway, bright attractive lounge, breakfasting kitchen fitted with door leading to rear garden, two double bedrooms, home office and family bathroom. Externally there is driveway leading to timber garage. Gardens to both front and rear, the latter with greenhouse, shed, lawn, a variety of plant and shrubs. NB Some white goods may be purchased by separate negotiations.

Features

- Spacious Semi Detached Bungalow
- Popular Residential Area
- Vestibule & Hall
- Lounge, Breakfasting Kitchen
- Utility Room, Family Bathroom
- 2 Bedrooms, Home Office
- Double Glazed & GCH
- Gardens Front & Rear
- Driveway, Timber Garage
- Viewing Highly Recommended

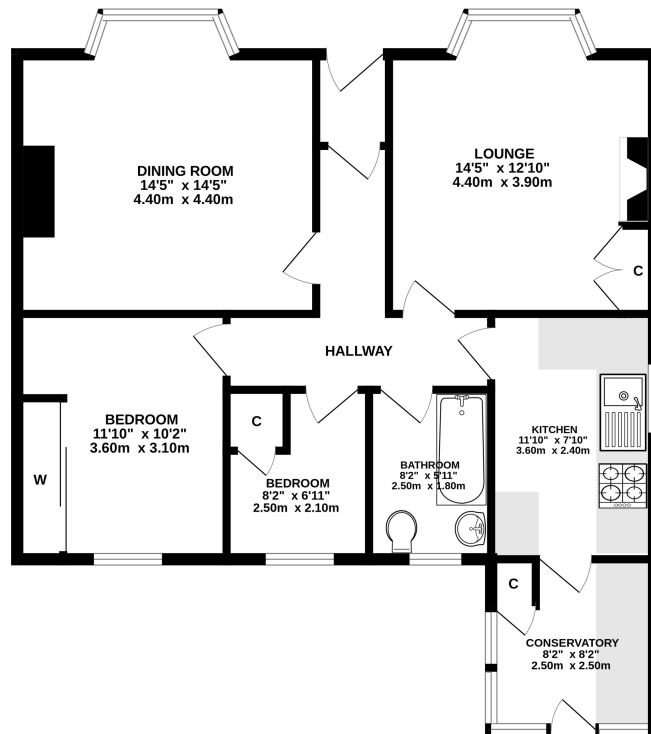
Room Measurements

Lounge (14'5" x 12'10") 4.40m x 3.90m
 Dining room (14'5" x 14'5") 4.40m x 4.40m
 Kitchen (11'10" x 7'10") 3.60m x 2.40m
 Conservatory (8'2" x 8'2") 2.50m x 2.50m
 Bedroom (11'10" x 10'2") 3.60m x 3.10m
 Bedroom (8'2" x 6'11") 2.50m x 2.10m
 Bathroom (8'2" x 5'11") 2.50m x 1.80m



Floorplan

GROUND 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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