



**Thorntons**   
The right way to move

51 Plot 73, Earl Matthew  
Avenue, Arbroath, Angus DD11  
5JU







## Summary

New build detached villa within the popular Stewart Milne Homes development site and comprises: hallway, study/home office, lounge, fully fitted kitchen/dining with built in appliances and French doors, utility room, W/C, bathroom, master bedroom with en-suite and three additional bedrooms. Attributes include: solar panels, gas central heating and double glazing. Externally there is a detached garage and private garden to rear. Images provided are computer generated images and are for illustrative purposes only and should be considered on that basis.

## Features

- New Build Detached Villa
- Popular Residential Area
- Hall
- Lounge
- Kitchen/Dining
- Utility; Study/Home Office
- Master Bedroom & Ensuite
- Three Additional Bedrooms
- Family bathroom; Cloaks/WC
- Gardens; Detached Garage

Lounge: 17'3" x 11'2" (5.26m x 3.40m)

Kitchen: 11'7" x 8'0" (3.53m x 2.44m)

Dining Area: 12'11" x 8'9" (3.94m x 2.67m)

Utility: 6'6" x 5'10" (1.98m x 1.78m)

Study: 10'11" x 7'1" (3.07m x 2.16m)

Master Bedrm: 12'11" x 10'1" (3.94m x 3.07m)

En-Suite: 6'11" x 4'11" (2.11m x 1.50m)

Bedroom: 13'9" x 8'2" (4.19m x 2.49m)

Bedroom: 10'1" x 7'11" (3.07m x 2.41m)

Bedroom: 9'10" x 7'10" (3.00m x 2.39m)

Family Bathrm: 9'10" x 6'11" (3.00m x 2.11m)

Cloaks/WC: 6'6" x 3'7" (1.98m x 1.09m)



# Floorplan



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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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