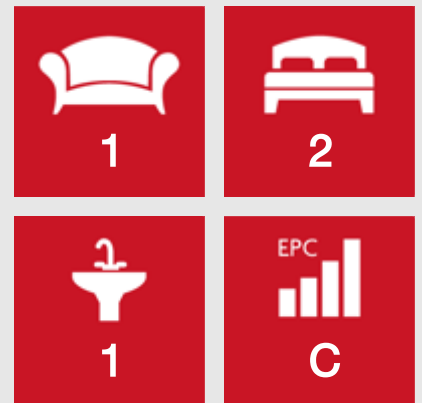




**Thorntons**  
The right way to move

11 Keptie Road, Arbroath,  
Angus DD11 3EB







## Summary

Unique opportunity to purchase a spacious ground floor maisonette situated within a popular residential area. The property offers accommodation over one level comprising: entrance vestibule, hall, plan kitchen/dining/lounge, contemporary shower room with wet wall fittings and two well-proportioned bedrooms. The list of attributes includes double glazing and gas fired central heating with new boiler. Externally there is garden ground to the front and rear which is laid with easy maintenance in mind. It also benefits from private parking and a drying area.

## Features

- Ground Floor Apartment
- Popular Residential Location
- Lounge/Kitchen/Dining
- Shower Room
- 2 Bedrooms
- DG GCH
- Private Parking
- Private Gardens
- Council Tax Band C

## Room Measurements

Lounge: 16'8" x 13'1" (5.08m x 3.99m)  
 Kitchen/Dining: 18'4" x 12'1" (5.59m x 3.68m)  
 Bedroom: 13'2" x 12'4" (4.01m x 3.76m)  
 Bedroom: 12' 2" x 9' 8" (3.71m x 2.95m)  
 Shower Room: 8'1" x 6'2" (2.47m x 1.89m)





# Floorplan

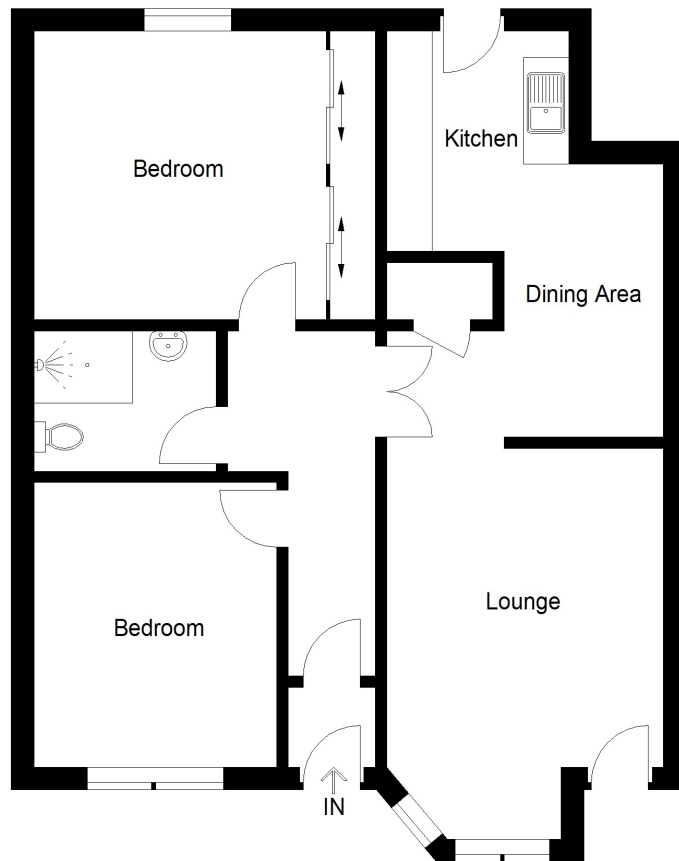


Illustration For Identification Purposes Only. Not To Scale (ID:1012869 / Ref:86250)

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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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