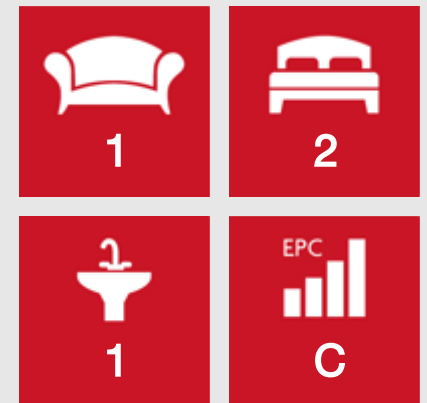




**Thorntons**   
The right way to move

24 Rowan Path, Arbroath,  
Angus DD11 2HW





## Summary

Thomtons are delighted to bring to the market, No.24 Rowan Path, a bright and spacious first floor apartment set within a sought-after residential area of Arbroath, conveniently located close to shops, a sports centre, the railway station, and other local amenities. The well-presented accommodation comprises: porch, lounge, dining kitchen, two generous bedrooms, and a walk in shower room. The property has been well maintained and further benefits from gas central heating, double glazing, and ample storage throughout. Externally, there is access to a shared garden and mutual parking area. This is an excellent opportunity for a first-time buyer or buy-to-let investor, and early viewing is highly recommended.

## Features

- First Floor Flat
- Bright & Airy Lounge with feature fire
- 2 Spacious Bedrooms
- Fitted Dining Kitchen with Integrated Appliances
- Walk in Shower Room
- Ample Storage Facilities
- Double Glazed & Gas Central Heating
- Popular Residential Area of Arbroath
- Ideal 1st Time Purchase or Rental Investment
- Early Viewing is Recommended

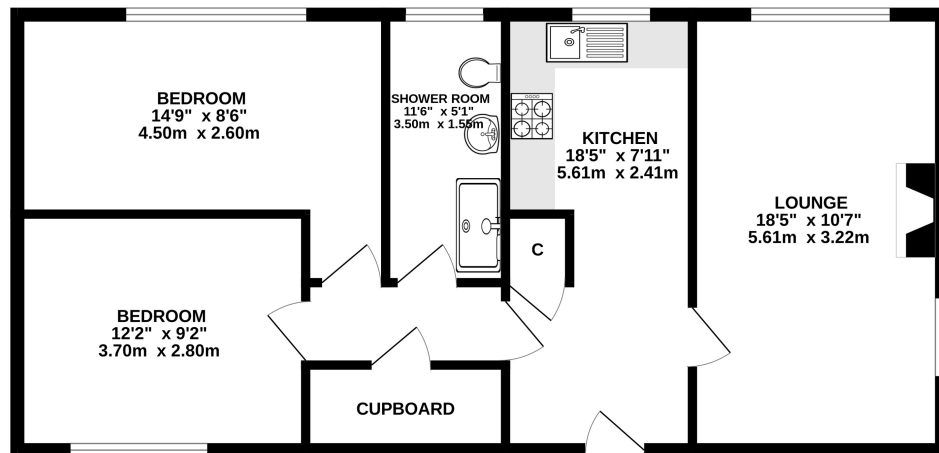
## Room Measurements

Lounge (18'5" x 10'7") 5.61m x 3.22m  
 Kitchen (18'5" x 7'11") 5.61m x 2.41m  
 Bedroom (14'9" x 8'6") 4.50m x 2.60m  
 Bedroom 2 (12'2" x 9'2") 3.70m x 2.80m  
 Shower room (11'6" x 5'1") 3.50m x 1.55m



# 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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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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