



Thorntons
The right way to move

9 School Road, Arbroath,
Angus DD11 2LU



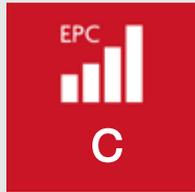
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3



1



EPC

C



Summary

Attractive semi-detached bungalow situated within a much sought-after residential area, comprises an entrance vestibule, lounge with a rear-facing window overlooking the garden, kitchen fitted with a useful breakfast bar area. There are three well-proportioned carpeted bedrooms and the shower room is partially tiled and attractively finished. Blinds, curtains and floor coverings are included within the sale price. Externally, the rear garden includes a patio, a drying area and two wooden sheds, one of which is currently used as a utility area. There is a single garage, accessed via an electric door.

Features

- Semi - Detached Bungalow
- Popular Residential Area
- Lounge
- Three Bedrooms, two with integrated storage
- Kitchen
- Shower Room
- Garage & Gardens
- Council Tax Band D
- Potential to develop the attic space, subject to any necessary consents
- Gas central heating, Double glazing, EPC C

Room Measurements

Lounge 12'6" x 12'2" (3.80m x 3.70m)

Kitchen 11'2" x 10'8" (3.40m x 3.25m)

Bedroom 10'8" x 9'7" (3.25m x 2.91m)

Bedroom 14'1" x 10'5" (4.30m x 3.18m)

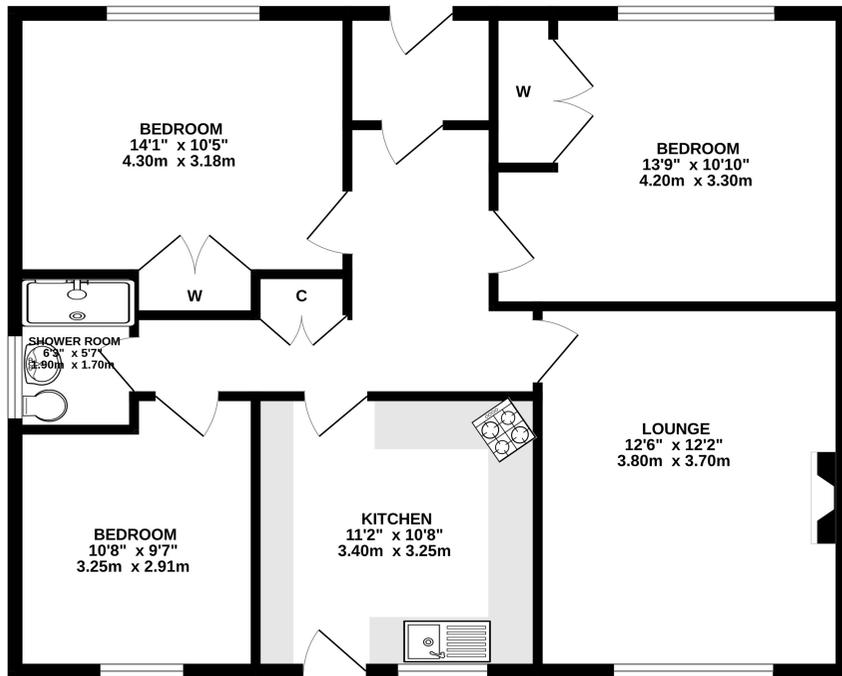
Bedroom 13'9" x 10'10" (4.20m x 3.30m)

Shower Room 6'3" x 5'7" (1.90m x 1.70m)



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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