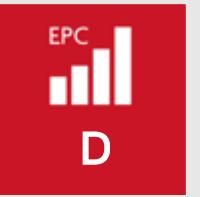




**Thorntons**  
The right way to move

38 Grange Place, Arbroath,  
Angus DD11 4EH





## Summary

Superbly presented mid-terrace villa, situated within a highly sought-after residential location, and comprises: entrance hallway, well-appointed fitted kitchen, dual-aspect lounge and dining area, contemporary bathroom with shower over bath and three bedrooms. The property enjoys the advantages of double glazing, gas central heating and ample storage throughout. The kitchen is equipped with integrated appliances, including a fridge freezer and dishwasher, and the sale price includes all floor coverings and some light fittings and blinds. Externally, the home is complemented by well-maintained front and rear gardens, with ample off-street parking available. Some other items may be included within the sale by separate negotiation.

## Features

- Mid Terrace Villa
- Popular Residential Location
- Kitchen
- Lounge/Dining
- 3 Bedrooms
- Bathroom with shower over bath
- GCH; DG; EPC - D
- Private Gardens
- Council Tax Band B

## Room Measurements

Lounge/Dining: 22' 4" x 13' 4" (6.81m x 4.06m)

Kitchen: 11' 0" x 9' 5" (3.35m x 2.87m)

Bedroom: 13' 6" x 10' 2" (4.11m x 3.10m)

Bedroom: 12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom: 8' 3" x 8' 1" (2.51m x 2.46m)

Bathroom: 6' 8" x 6' 6" (2.03m x 1.98m)



Grange Place is ideally positioned for access to a wide range of local amenities, including public transport links, shops, reputable schooling and leisure facilities.



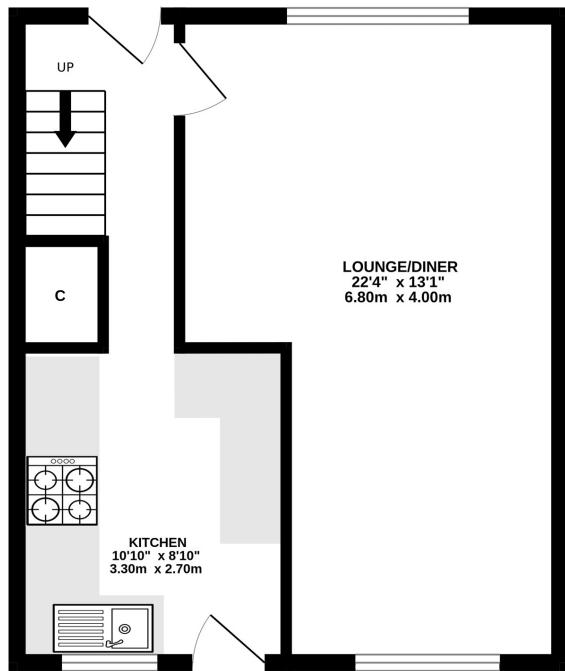




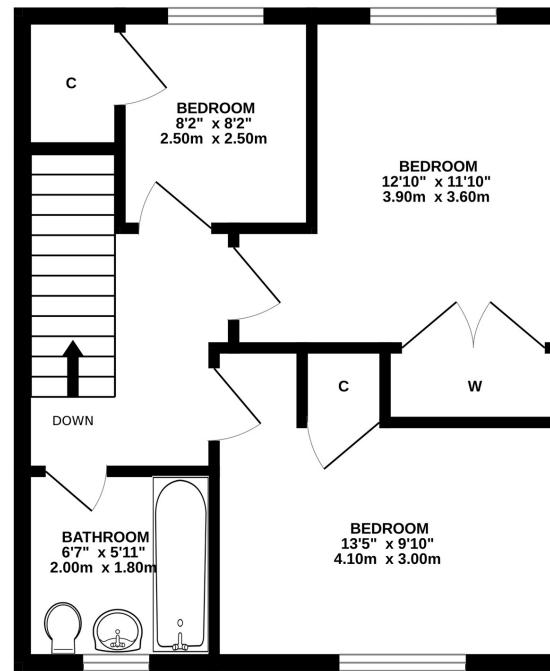


# Floorplan

GROUND FLOOR



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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