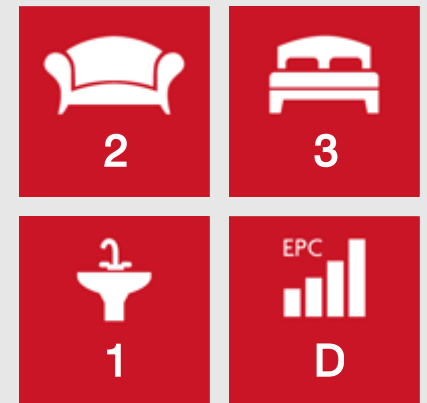




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23a Keptie Road, Arbroath,
Angus DD11 3ED





Summary

A spacious first floor maisonette with uninterrupted views over Keptie Pond offering period accommodation over two levels comprising: entrance hall, bright attractive lounge with front facing bay window, fitted spacious kitchen with seven ring gas burner, dining room with rear facing window, contemporary shower room with wet wall fittings and three well-proportioned carpeted bedrooms. The extensive list of attributes includes: double glazing, gas fired central heating and deep sill skirtings. Externally there is garden ground to the front of the property which is mainly laid to lawn incorporating a variety of plants and shrubs. Viewing is highly recommended to appreciate this spacious home.

Features

- First Floor Maisonette
- Views Over Keptie Pond
- Popular Residential Location
- Lounge
- Kitchen
- Open Plan Dining Room
- Shower Room
- 3 Bedrooms
- DG GCH
- Council Tax Band D
- Private Garden

Room Measurements

Kitchen 16'5 x 11'3 (5.00m x 3.43m)
 Dining Room 12'3 x 9'8 (3.73m x 2.95m)
 Lounge 18'4 x 13'8 (5.59m x 4.17m)
 Shower Room 7'0 x 6'7 (2.13m x 2.01m)
 Bedroom 17'0 x 11'7 (5.18m x 3.53m)
 Bedroom 15'3 x 12'1 (4.65m x 3.68m)
 Bedroom 12'7 x 9'4 (3.84m x 2.84m)



Floorplan



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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