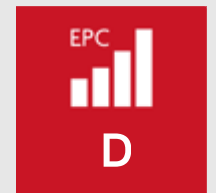
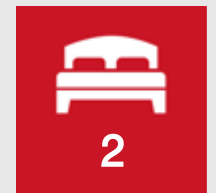
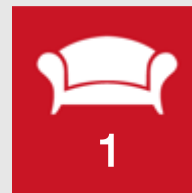




Thorntons
The right way to move

118 St Vigeans Road, Arbroath,
Angus DD11 4DL





Summary

Spacious upper apartment forms part of a well-maintained block of four similar properties and is ideally positioned within a highly sought-after residential area of Arbroath. The home benefits from gas-fired central heating, double glazing and ample storage throughout. While internal upgrading is required, the property presents an excellent opportunity for buyers looking to modernise and add value. Accommodation comprises: entrance hallway with storage, generous lounge, kitchen fitted, partially tiled bathroom with three-piece suite, and two good-sized bedrooms. Externally, the property enjoys a mix of private and shared garden areas.

Features

- Upper Apartment
- In Need Of Refurbishment
- Kitchen
- Lounge
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Private & Shared Gardens
- Council Tax Band A

Room Measurements

Lounge: 16'1 x 13'1 (4.90m x 4.00m)

Kitchen: 11'6 x 6'7 (3.50m x 2.00m)

Bedroom: 13'5 x 12'2 (4.10m x 3.70m)

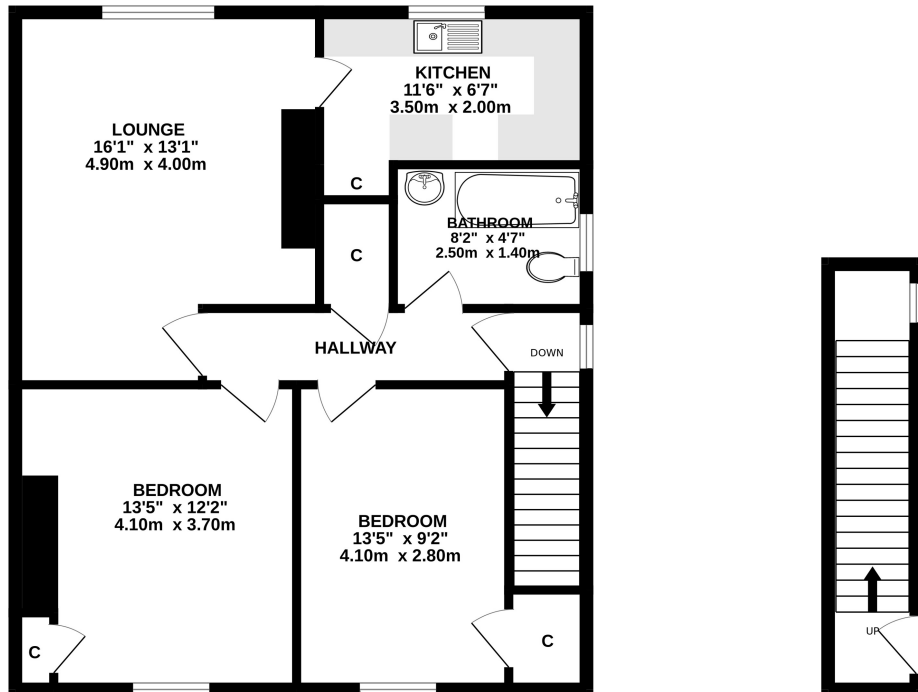
Bedroom: 13'5 x 9'2 (4.10m x 2.80m)

Bathroom: 8'2 x 4'7 (2.50m x 1.40m)



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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