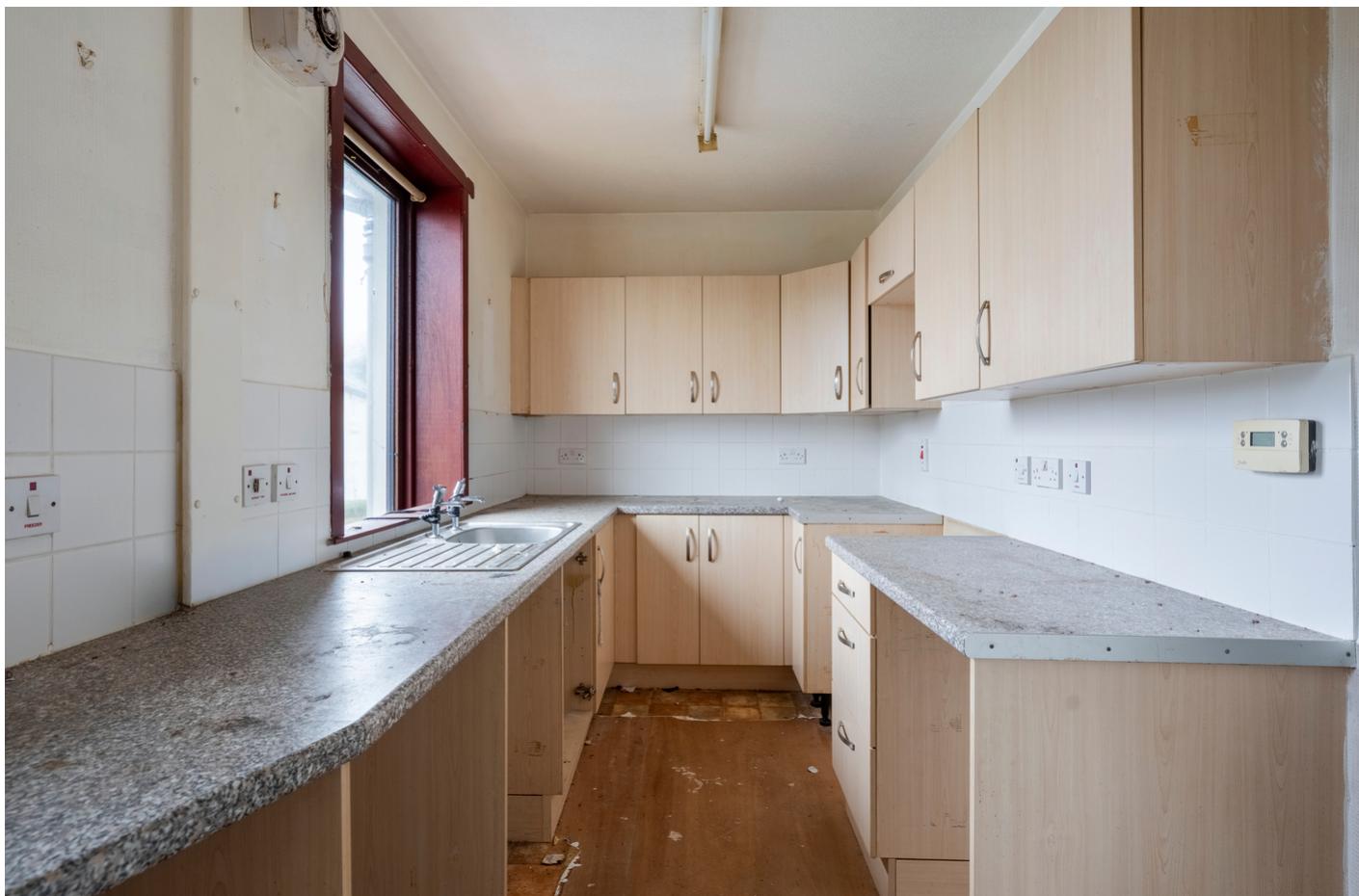


118 St Vigean's Road, Arbroath,
Angus DD11 4DL





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)

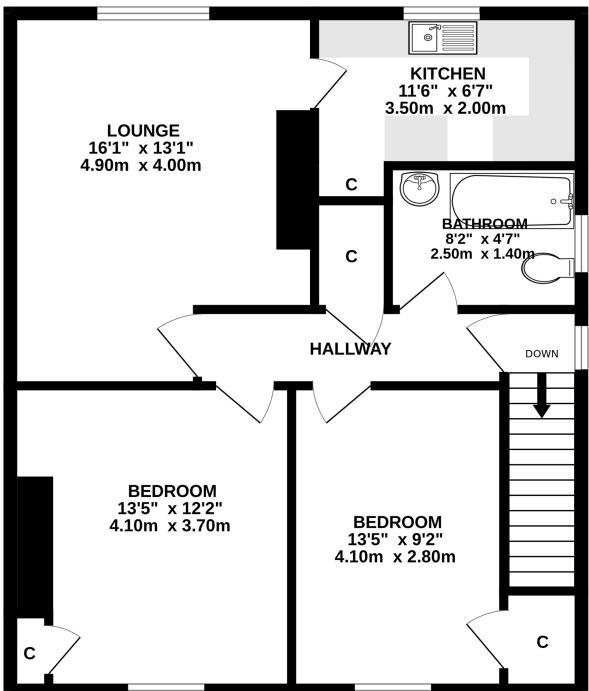
Bedroom: 13'5 x 9'2 (4.10m x 2.80m)

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



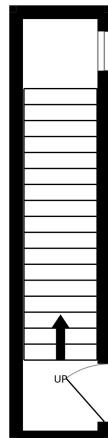
Floorplan

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 and equipment 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.



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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