







Thorntons 
The right way to move

95 Warddykes Road, Arbroath,
Angus DD11 4AU

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Summary

Well-presented mid-terraced villa situated in a cul-de-sac within a popular residential location. The subject property offers spacious and modern accommodation over two levels comprising: hallway, spacious lounge/dining, fitted kitchen, shower room and three well-proportioned bedrooms. The comprehensive list of attributes includes double glazing, gas central heating, ample storage space, wood panelled doors and attic. Externally there are gardens to the front and rear. The rear gardens benefit from a timber shed and drying area. Internal viewing is essential to allow potential buyers to fully appreciate the extent and quality of accommodation.

Features

- Mid Terraced Villa
- Popular Residential Location
- Lounge/Dining
- Kitchen
- Shower Room
- 3 Bedrooms
- DG GCH
- Garden & Off Street Parking
- Council Tax Band B
- EPC C

Room Measurements

Lounge/Dining: 14' 6" x 13' 3" (4.42m x 4.04m)

Kitchen: 20' 0" x 8' 4" (6.10m x 2.54m)

Shower Room: 6' 2" x 5' 6" (1.88m x 1.68m)

Bedroom: 13' 5" x 9' 2" (4.09m x 2.79m)

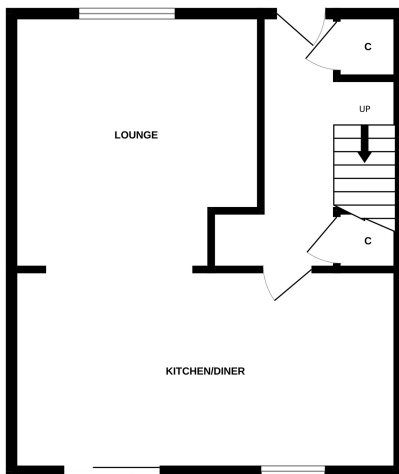
Bedroom: 11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom: 10' 0" x 8' 4" (3.05m x 2.54m)

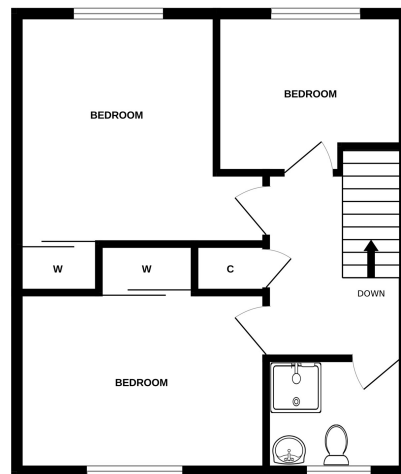


Floorplan

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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