






**Thorntons**  
The right way to move

Flat F, 22 Elliot Street, Arbroath,  
Angus DD11 3BZ

 1	 2
 1	 EPC C



## Summary

Top floor apartment, situated within a popular residential area, which offers well-proportioned accommodation and comprises: entrance hallway with storage, spacious lounge, modern kitchen, modern shower room with wet wall fittings and two bedrooms with the master benefitting from integrated mirrored wardrobes. The list of attributes includes modern electric heating, double glazing, secure entry and floored attic. Integrated kitchen appliances include fridge, freezer, dishwasher and double oven. The blinds, curtains and floor coverings are included within the sale price.

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## Features

- First Floor Apartment
- Popular Residential Location
- Move In condition
- Lounge
- Modern Kitchen
- Two Bedrooms
- Shower Room
- Security Entry System
- Modern electric heating; DG; EPC - C
- Private Parking to rear

## Room Measurements

Lounge: 15' 0" x 13' 3" (4.57m x 4.04m)

Kitchen: 10' 1" x 8' 3" (3.07m x 2.51m)

Bedroom 1: 15' 0" x 10' 0" (4.57m x 3.05m)

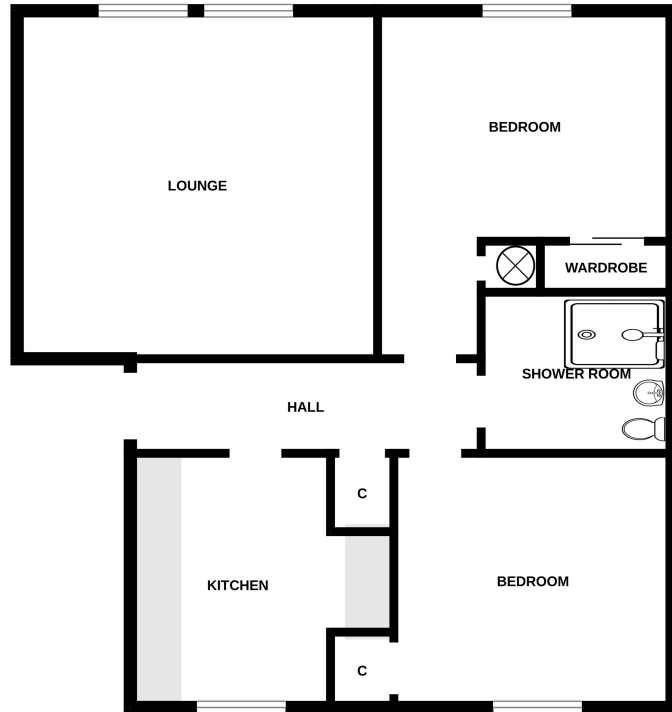
Bedroom 2: 10' 8" x 10' 0" (3.25m x 3.05m)

Shower Room: 6' 3" x 6' 5" (1.91m x 1.96m)



# Floorplan

FIRST 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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