



Thorntons
The right way to move

44 Brechin Road, Arbroath,
Angus DD11 1SS





Summary

The subject property offers well-proportioned period accommodation comprising: kitchen/dining with wall and base units, spacious lounge, bathroom with three-piece suite and three well-proportioned bedrooms. The impressive list of attributes includes double glazing and gas fired central heating. Externally the property enjoys shared, well-tended gardens to the rear and private outhouse storage. This property would make an ideal first time buy or buy-to-let investment and early viewing is highly recommended.

Features

- Upper Maisonette Apartment
- Popular Central Location
- Kitchen/Dining
- Lounge
- Bathroom
- 3 Bedrooms
- DG GCH
- Shared Garden
- Council Tax Band B

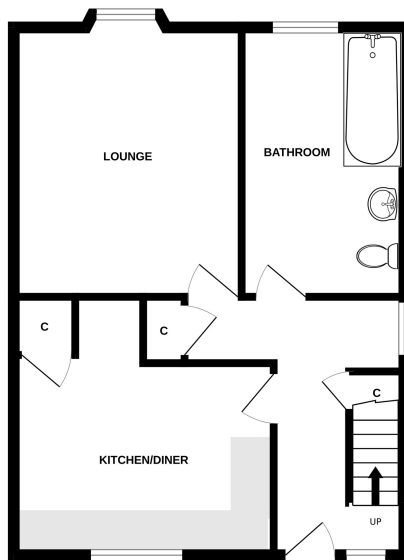
Room Measurements

Kitchen/Dining 15'4" x 12'6" (4.67m x 3.81m)
Lounge 11'7" x 10'9" (3.53m x 3.28m)
Bathroom 12'1" x 8'5" (3.68m x 2.57m)
Bedroom 14'3" x 10'7" (4.34m x 3.23m)
Bedroom 13'4" x 10'9" (4.06m x 3.28m)
Bedroom 10'4" x 8'9" (3.15m x 2.67m)

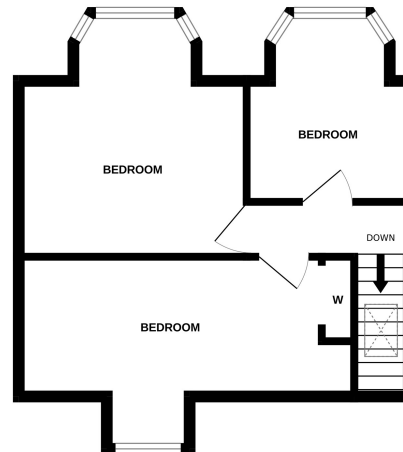


Floorplan

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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