



**Thorntons**  
The right way to move

102 Cairnie Loan, Arbroath,  
Angus DD11 4DT





## Summary

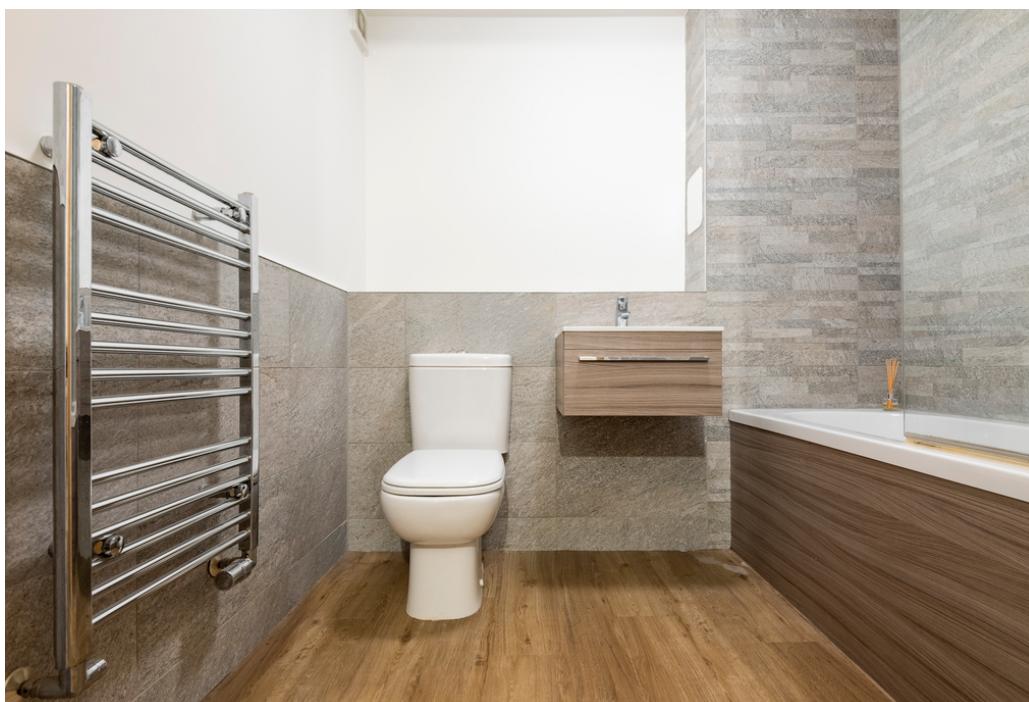
This is an excellent opportunity to acquire a beautifully presented ground floor apartment. The location is ideal for access to local amenities, including shops, schools, public transport links and recreational facilities. The property comprises an entrance hall, a bright and spacious lounge featuring a Juliet balcony, and a modern fitted kitchen kitchen. The contemporary, partially tiled bathroom is fitted with a three piece suite, while both carpeted bedrooms benefit from integrated mirrored wardrobes. Further features include secure entry, wood panelled doors and a shared store. Blinds, curtains and floor coverings are included in the sale, along with integrated kitchen appliances. Externally, the property enjoys access to a bin store and benefits from both allocated and visitor parking.

## Features

- Ground Floor Apartment
- Secure Entrance
- Popular Residential Area
- Modern Kitchen
- Lounge
- Bathroom
- 2 Bedrooms
- GCH & D/G
- Council Tax Band C
- Allocated and visitors parking

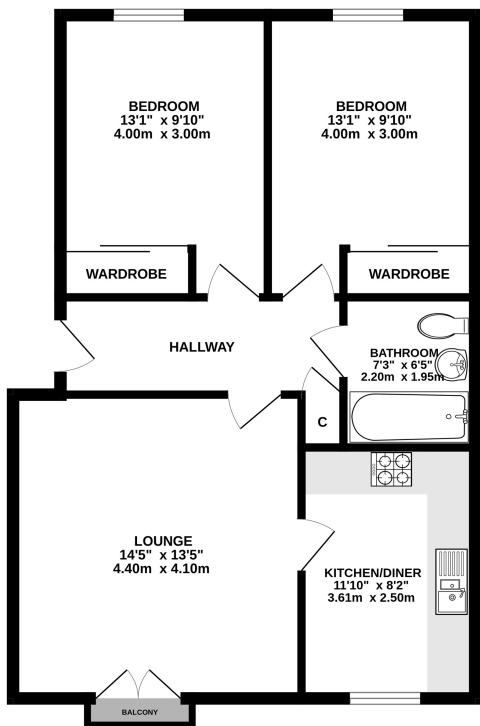
## Room Measurements

Lounge 14'5" x 13'5" (4.40m x 4.10m)  
Kitchen/Diner 11'10" x 8'2" (3.61m x 2.50m)  
Bathroom 7'3" x 6'5" (2.20m x 1.95m)  
Bedroom 13'1" x 9'10" (4.00m x 3.00m)  
Bedroom 13'1" x 9'10" (4.00m x 3.00m)



# Floorplan

GROUND 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 fixtures 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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