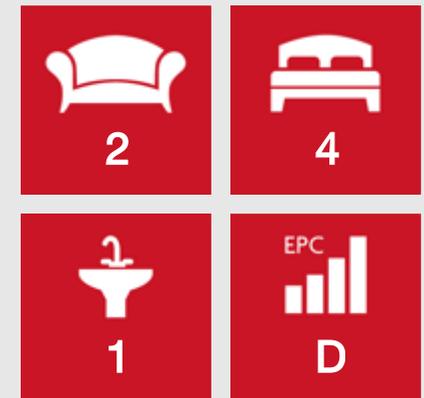




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The right way to move

21 Moir Place, Arbroath, Angus
DD11 4HF





Summary

Well presented terraced townhouse, located within a highly sought after residential area, which comprises: entrance hallway, spacious dual aspect lounge, open plan kitchen/dining room with direct access to the rear garden, family bathroom with three piece suite, separate WC, adaptable office area (with potential to be utilised as a fifth bedroom), and four well proportioned bedrooms. Notable features include double glazing, gas central heating, and generous storage throughout. Externally, the property benefits from private front and rear gardens, with ample off street parking and garage.

Features

- Townhouse
- Popular Residential Area
- Lounge
- Dining Kitchen
- 4 Bedrooms
- Home Office/ Fifth bedroom
- Bathroom & Cloakroom WC
- GCH; DG; EPC - D
- Front & Rear Gardens, Garage
- Council Tax Band C

Room Measurements

Family/Dining Room: 13'10 x 10'6 (4.21m x 3.21m)
 Kitchen: 11'3 x 10'7 (3.42m x 3.21m)
 Bedroom/Study: 10'5 x 7'7 (3.18m x 2.30m)
 WC: 5'7 x 3'5 (1.70m x 1.04m)
 Lounge: 17'2 x 10'6 (5.24m x 3.21m)
 Bedroom: 11'6 x 10'10 (3.50m x 3.30m)
 Bedroom: 10'10 x 10'6 (3.30m x 3.21m)
 Bedroom: 11' 6 x 10'6 (3.50m x 3.21m)
 Bedroom: 11' 6 x 10'6 (3.50m x 3.21m)
 Bathroom: 6'7 x 6'1 (2.01m x 1.85m)



Moir Place is ideally positioned for a wide range of local amenities including public transport links, shops, well regarded schools, and recreational facilities.





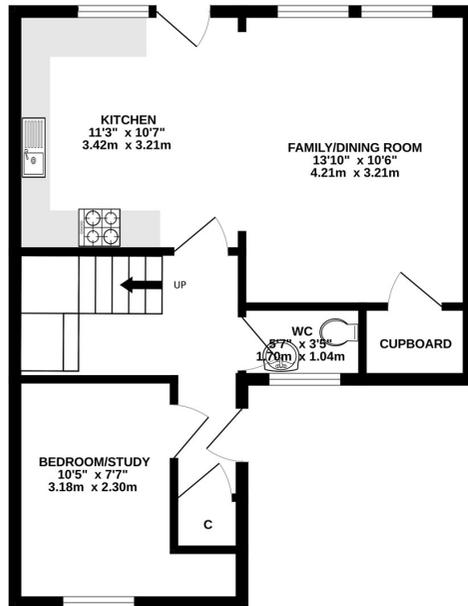


This property is sure to appeal to a wide variety of buyers, and early viewing is highly recommended.

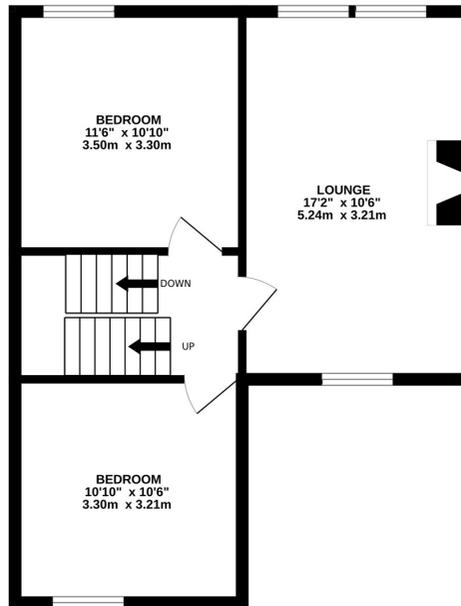


Floorplan

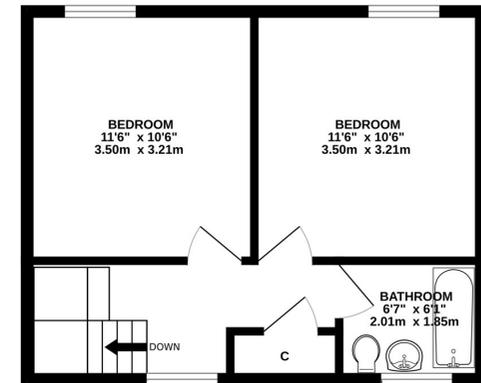
GROUND FLOOR



1ST FLOOR



2ND 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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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 7135
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
dundeeea@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 383977
genea@thorntons-law.co.uk

ST ANDREWS

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

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