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Offers Over £269,000








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30 Thornton Gardens,
Arbroath, DD11 3DX



- Extended Detached Villa
- Popular Location
- Living Room
- Dining Room
- Kitchen
- Office
- 4 Bedrooms
- 2 Shower Rooms
- Garage
- Gardens

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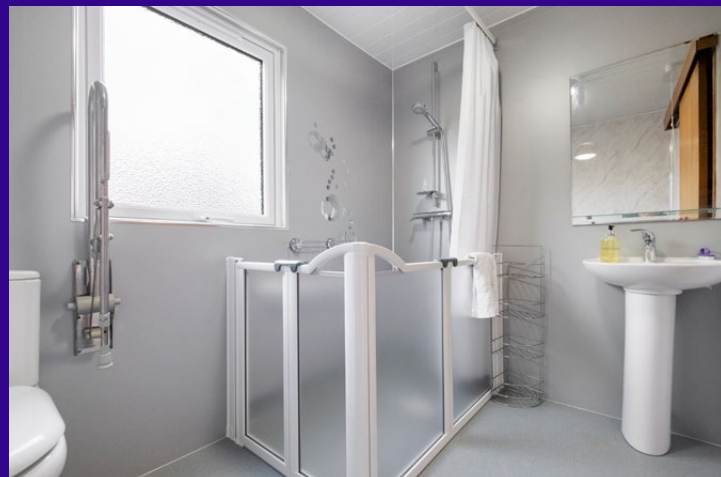
A spacious extended detached villa located in a popular residential location. The immediate area is well-served by local shops and services while the historic town of Arbroath offers major amenities including Supermarkets and recreational facilities. There are good transport links via the rail and bus stations while the A92 connects the cities of Dundee and Aberdeen where further major amenities can be found. Schooling at Primary and Secondary levels can be found within easy reach.

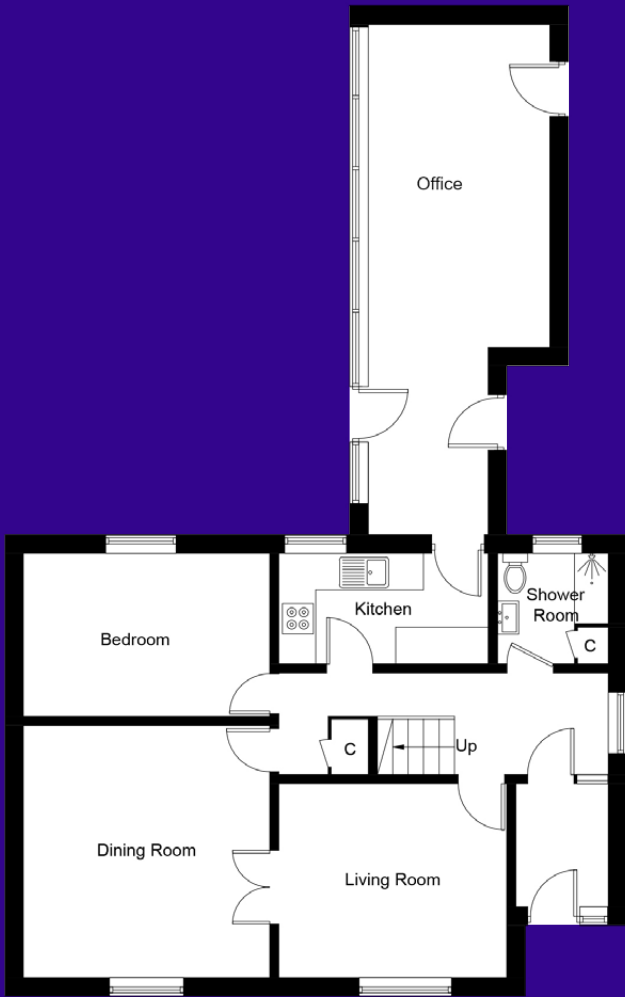




The property benefits from gas central heating and is mainly double glazed. The accommodation is accessed by an entrance vestibule which leads through to the main hallway. The living room enjoys an aspect of the front garden while having double doors which lead through to the dining room which is also accessed from the hallway. A double bedroom is located on the ground floor as well as one of the shower rooms. The kitchen has a range fitted units while leading through to an adaptable room which could be used as an office/home working space. The room gives direct access to the garage as well as access to the rear garden and driveway. The upper landing gives access to three further bedrooms as well as the second shower room.

The front garden is laid in stone chips together with some plants and shrubbery. The driveway provides off-street parking and leads to the garage which benefits from power and light. The west facing rear garden is laid mainly in lawn together with a paved patio, plants, trees and shrubbery. A wooden shed is located in the rear garden and forms part of the sale.





Ground Floor



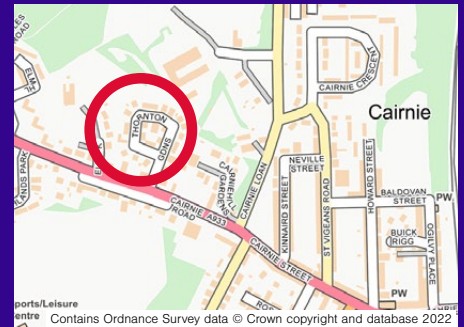
First Floor



Accommodation (measurements are approx)

Living Room	3.63m x 4.99m	(11'11" x 16'4")
Dining Room	2.73m x 4.55m	(8'11" x 14'11")
Kitchen	2.66m x 4.46m	(8'9" x 14'8")
Office	2.92m x 8.28m	(9'7" x 27'2") at widest points
Bedroom	2.68m x 4.04m	(8'10" x 13'3")
Bedroom	2.95m x 3.95m	(9'8" x 13'0")
Bedroom	2.77m x 3.63m	(9'1" x 11'11")
Bedroom	2.63m x 3.65m	(8'8" x 12'0")
Shower Room 1	2.09m x 2.63m	(6'10" x 8'8") at widest points
Shower Room 2	1.79m x 2.50m	(5'10" x 8'2")





Aberdeen

37 Langstane Place
Aberdeen
AB11 6EN

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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