



Thorntons
The right way to move

2 West Keptie Street, Arbroath,
Angus DD11 2BB





Summary

Attic apartment situated in an excellent location within Arbroath, offers accommodation on one level comprising: entrance hallway, bright lounge, kitchen with breakfast bar, bathroom with three-piece suite and electric shower over bath and two bedrooms both benefitting from integrated storage. Practical attributes include double glazing and electric heating. Kitchen appliances including fridge, freezer, washer/dryer and free standing oven are all included within the sale price. Externally the property enjoys a shared courtyard and there is on-street parking available.

Features

- Attic Flat
- Popular Central Location
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Shared Courtyard
- On Street Parking
- Council Tax Band A
- DG, Electric heating, EPC E

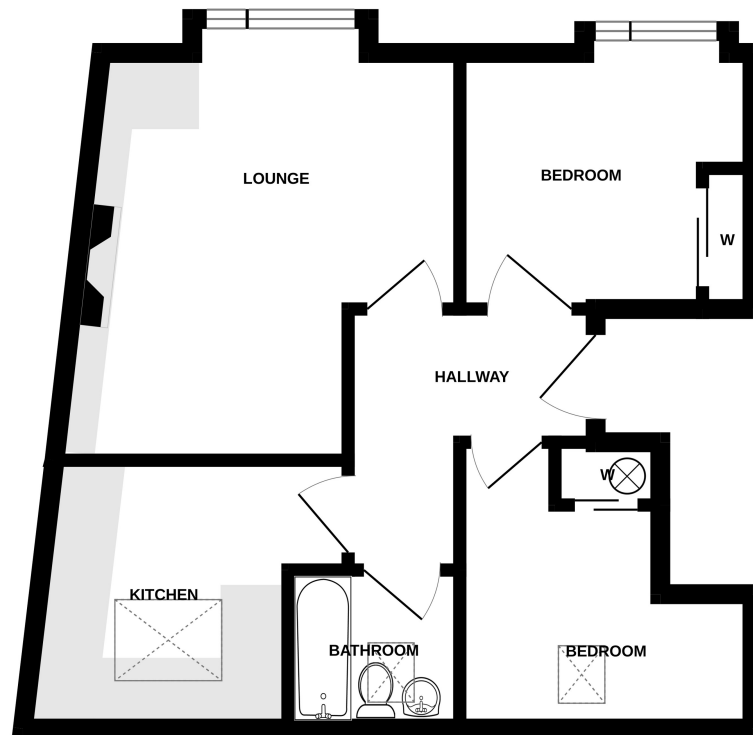
Room Measurements

Lounge	13'1" x 13'1"	(3.99m x 3.99m)
Kitchen	8'9" x 8'8"	(2.67m x 2.64m)
Bathroom	6'0" x 5'6"	(1.83m x 1.68m)
Bedroom	10'3" x 9'7"	(3.12m x 2.92m)
Bedroom	10'3" x 7'8"	(3.12m x 2.34m)



Floorplan

SECOND (ATTIC) 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

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 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
dundeesea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosesea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16
9UR
01334 474200
standrewsea@thorntons-law.co.uk

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