



Thorntons
The right way to move

8 Barbers Croft, Arbroath,
Angus DD11 1HB





Summary

Spacious detached villa, situated in a highly sought after residential location, offers spacious accommodation which comprises: entrance hallway, dual aspect lounge, modern kitchen, w/c, contemporary bathroom with four-piece suite, rear porch with door to garden and two well-proportioned double bedrooms. Practical attributes include: double glazing, gas central heating, fantastic storage, security lights and floored attic with ladder. Externally there are private enclosed gardens to the rear featuring raised planters, lawn and drying area.

Features

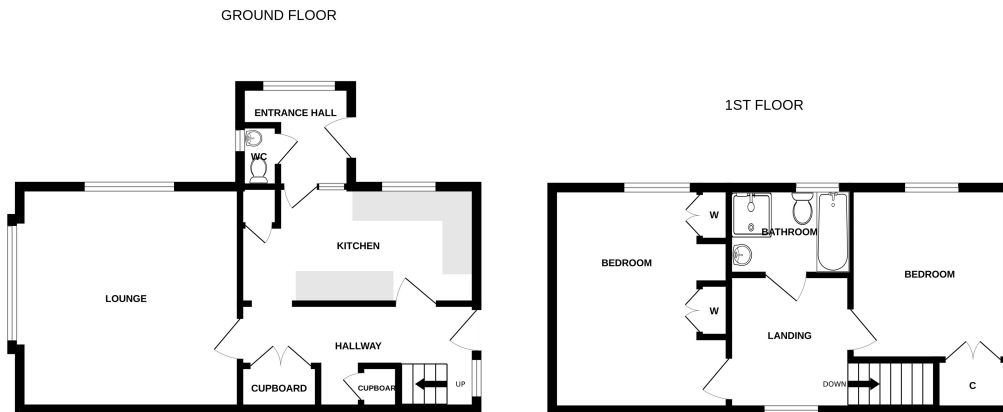
- Detached Villa
- Popular Central Location
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom & Cloakroom WC
- Rear Porch
- GCH; DG; EPC - D
- Rear Garden
- Council Tax Band C

Room Measurements

Lounge: 14' 7" x 13' 1" (4.45m x 3.99m)
Kitchen: 19' 8" x 8' 9" (5.99m x 2.67m)
Bedroom: 14' 4" x 13' 2" (4.37m x 4.01m)
Bedroom: 11' 4" x 11' 1" (3.45m x 3.38m)
Bathroom: 8' 5" x 6' 5" (2.57m x 1.96m)
W/C: 4' 6" x 3' 0" (1.37m x 0.91m)



Floorplan



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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