



Thorntons
The right way to move

67 Parkview Gardens, Arbroath,
Angus DD11 4JN





Summary

This well-presented semi-detached villa enjoys a corner plot position within a popular residential area. This comfortable home comes to the market in excellent condition with accommodation comprising: entrance vestibule, bright lounge with walnut wooden flooring, fitted kitchen with wall and base units, dining area with door to garden, contemporary shower room with wet wall fittings, w/c, and two attractive bedrooms both benefitting from integrated storage. The impressive list of attributes includes: double glazing, gas fired central heating, good storage, external security light, alarm and partially floored attic. All floor coverings and blinds are included in the sale. Vehicular needs are catered for by a multi-car driveway to the front and there is an attractive rear garden with patio, summerhouse and lawn with many shrubs and plants.

Features

- Semi Detached Villa
- Popular Residential Location
- Lounge
- Kitchen/Dining
- Shower Room & WC
- 2 Bedrooms
- Drive & Gardens
- GCH & D/G
- Council Tax Band D

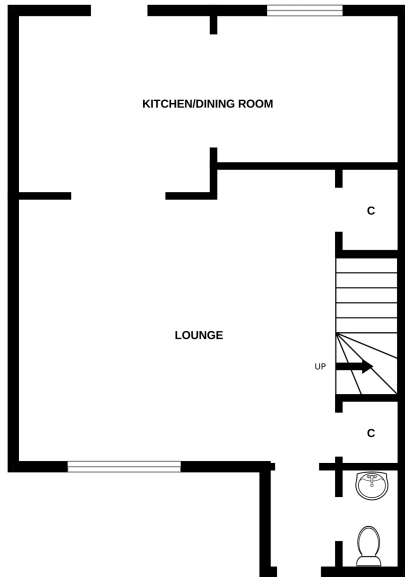
Room Measurements

Lounge	14'5" x 14'1" (4.39m x 4.29m)
Kitchen	9'2" x 8'2" (2.79m x 2.49m)
Dining Area	9'8" x 9'2" (2.95m x 2.79m)
W/C	6' 2" X 3'3" (1.88m x 0.99m)
Shower room	9'1" x 7'1" (2.77m x 2.16m)
Bedroom	14'8" x 8'9" (4.47m x 2.67m)
Bedroom	12'2" x 9'9" (3.71m x 2.97m)

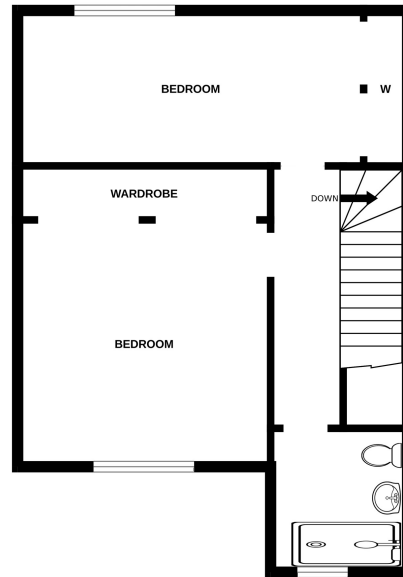


Floorplan

GROUND FLOOR



1ST 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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