


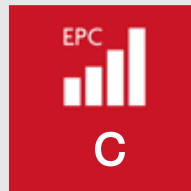




**Thorntons**  
The right way to move

39 Earl Matthew Avenue,  
Arbroath, Angus DD11 5JU

 1	 3
 1	 C





## Summary

This is a fantastic opportunity to purchase a well-presented end terraced villa situated within a popular residential area. The property comprises: entrance hallway, downstairs w/c, bright attractive lounge with front facing window, spacious dining kitchen with patio doors and pantry cupboard, stairs leading to upper floor, bathroom and three bedrooms. All floorcoverings, blinds and white goods are included within the sale price. Externally there is designated parking available for two cars. To the rear of the property there is a spacious enclosed garden which is mainly laid with artificial grass and a timber shed.

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## Features

- End Terraced Villa
- Popular Residential Location
- Lounge
- Kitchen/ Dining
- 3 Bedrooms
- Bathroom
- Downstairs WC
- GCH/DG; EPC - C
- Gardens; Allocated parking
- Council Tax Band D

## Room Measurements

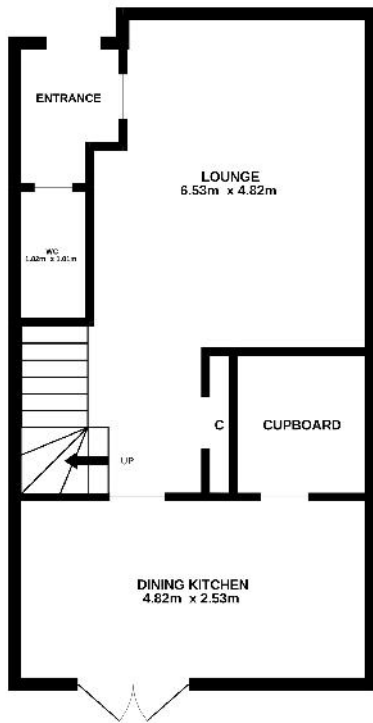
Lounge: 21'4 x 15'8 (6.53m x 4.82m)  
Kitchen/Dining: 15'8 x 8'3 (4.82m x 2.53m)  
Downstairs W/C: 5'11 x 3'3 (1.82m x 1.01m)  
Bathroom: 8'4 x 7'1 (2.56m x 2.18m)  
Bedroom: 12'10 x 8'3 (3.92m x 2.53m)  
Bedroom: 11'9 x 6'9 (3.63m x 2.13m)  
Bedroom: 11'9 x 8'8 (3.63m x 2.69m)



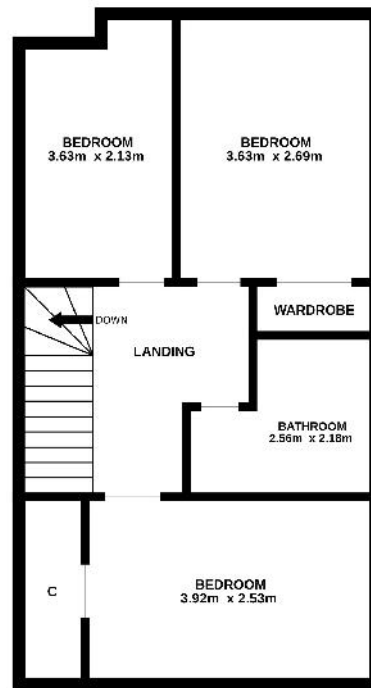


# Floorplan

GROUND FLOOR  
41.6 sq.m. approx.



1ST FLOOR  
41.6 sq.m. approx.



TOTAL FLOOR AREA : 83.2 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other feature are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and digital tools shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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