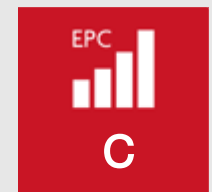
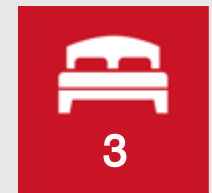
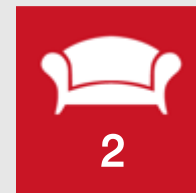




**Thorntons**  
The right way to move

1 Seafield Road, Arbroath,  
Angus DD11 5HW







## Summary

This charming home offers well-proportioned accommodation comprising: entrance hallway, spacious dual aspect lounge, dining room, kitchen with wall and base units and door to garden, bathroom with three-piece suite and three double bedrooms, two benefitting from integrated storage. The property features an impressive list of attributes which includes double glazing, gas fired central heating and excellent storage. The blinds, floor coverings, light fittings, free standing cooker and fridge freezer are all included within the sale price. Externally there is a driveway and gardens to the front and rear. The spacious enclosed rear garden features an outbuilding and is laid with easy maintenance in mind.

---

## Features

- Semi - Detached Villa
- Popular Central Location
- Lounge
- Dining Room
- Kitchen
- Bathroom
- 3 Bedrooms
- DG GCH
- Drive & Gardens
- Council Tax Band B

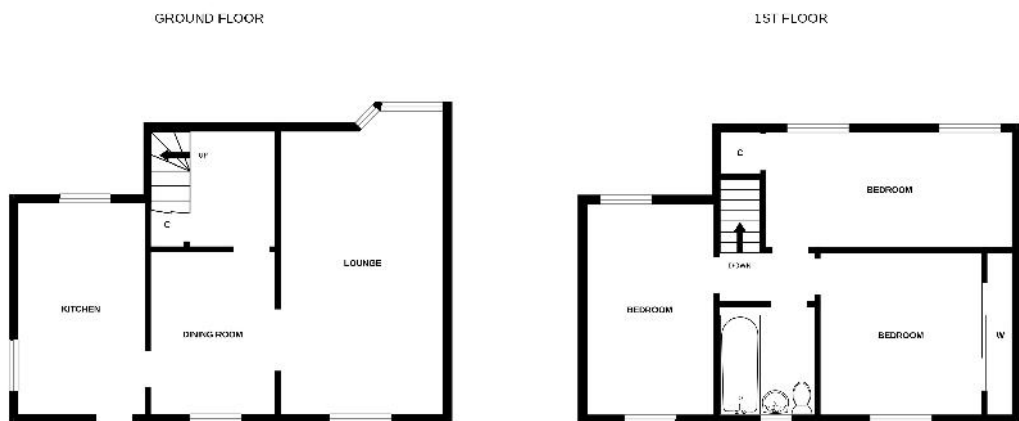
## Room Measurements

Lounge 18'9" x 11'2" (5.71m x 3.40m)  
Kitchen 14'0" x 8'6" (4.27m x 2.59m)  
Dining Room 9'3" x 7'0" (2.82m x 2.13m)  
Bathroom 6'2" x 5'9" (1.88m x 1.75m)  
Bedroom (1) 15'4" x 9'1" (4.67m x 2.77m)  
Bedroom (2) 14'0" x 8'6" (4.27m x 2.59m)  
Bedroom (3) 10'1" x 9'8" (3.07m x 2.95m)





# Floorplan



Whilst every attempt has been made to ensure the accuracy of this floor plan, detailed floor measurements of double windows, doors or other fixed items are not included, and no responsibility is taken for any error or omission of this statement. This plan is for best offer purposes only and should not be used as such for any prospective purchase. The devices, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Keynote 62024

# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### ARBROATH

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

### FORFAR

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

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

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

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

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

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparesea@thorntons-law.co.uk

### ST ANDREWS

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

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

 @ThorntonsPropertyServices  @ThorntonsProperty  @ThorntonsPS