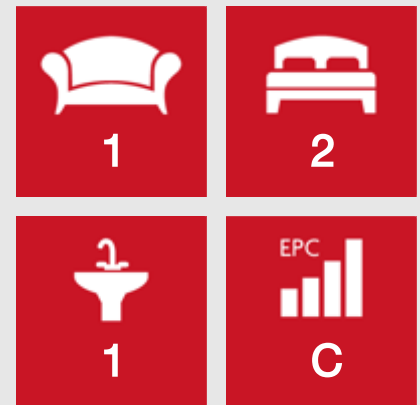




**Thorntons**  
The right way to move

13 Clova Avenue, Arbroath,  
Angus DD11 5JF





## Summary

This tastefully decorated home benefits from double glazing, gas central heating and will be sold with floor coverings and blinds included. Immediately from the front door, take the carpeted stairs to the upper landing which has a deep built-in cupboard and hatch to the useful floored attic storage area. The bright lounge looks to the front of the property and has a feature fire surround and access to the kitchen. The well-equipped kitchen has a range of wall and base units, boiler cupboard and integrated gas hob, electric oven and extractor hood. Both double bedrooms are generously proportioned with the mater having free standing wardrobes which are included and a useful cupboard/utility area. The recently installed 3- piece bathroom suite has a mains shower and screen over the bath.

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## Features

- Main Door 1st/Top Floor Apartment
- Bright & Airy Lounge
- Well Equipped Kitchen
- 2 Double Bedrooms
- Modern 3-Piece Bathroom Suite
- Floored Attic
- D/G & Gas CH
- Private Driveway
- Large Corner Plot / Garden

## Room Measurements

Lounge 12'11" x 14'10" (3.94m x 4.52m)  
Kitchen 9'6" x 9'10" (2.90m x 3.00m)  
Bedroom 1 11'6" x 12'10" (3.51m x 3.91m)  
Bedroom 2 12'1" x 12'4" (3.68m x 3.76m)  
Bathroom 5'7" x 6'5" (1.70m x 1.96m)



# Floorplan

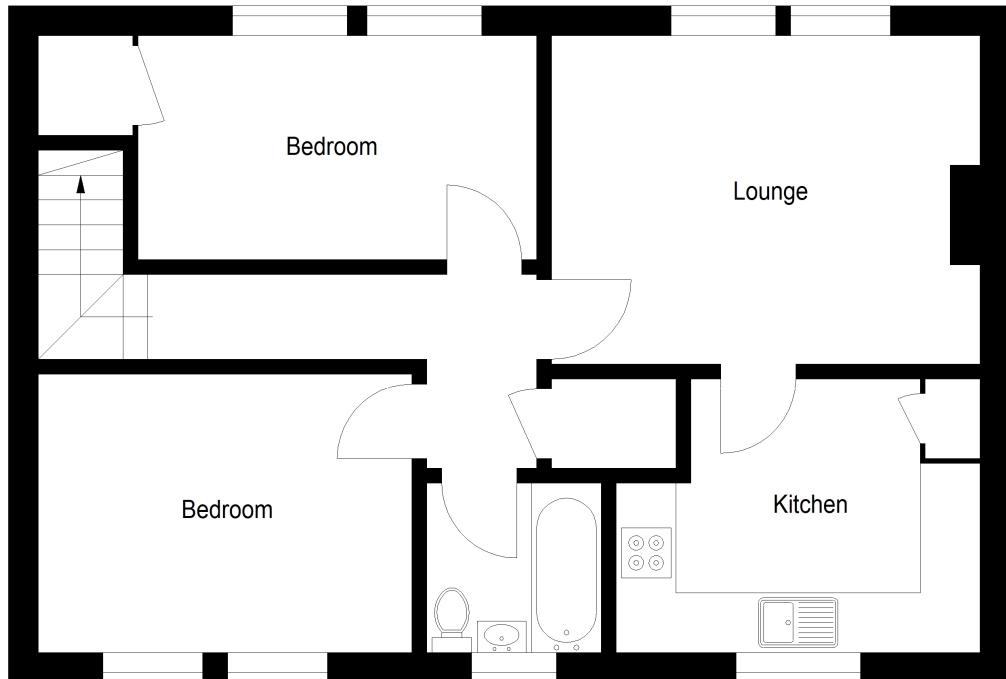


Illustration For Identification Purposes Only. Not To Scale (ID1073356 / Ref:87806)

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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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