



Thorntons
The right way to move

37 Auchmithie, Arbroath, Angus
DD11 5SQ





Summary

The subject property's enviable positioning means it enjoys spectacular panoramic sea views. The accommodation comprises: entrance hallway with storage, dual aspect lounge, kitchen with a range of wall and base units, dining area, partially tiled bathroom with three-piece suite and two carpeted double bedrooms with the master enjoying integrated storage and the other having a separate study area. The comprehensive list attributes include double glazing and oil heating. Externally the property benefits from a private garden with stunning sea views and enjoys a patio and seating area with vehicular needs catered for by off-street parking for one vehicle .

Features

- Semi – Detached Villa
- Popular Residential Location
- Kitchen
- Lounge and Dining Area
- Bathroom
- 2 Bedrooms
- Spectacular Sea Views
- Off Street Parking
- DG & Oil Heating
- EPC F

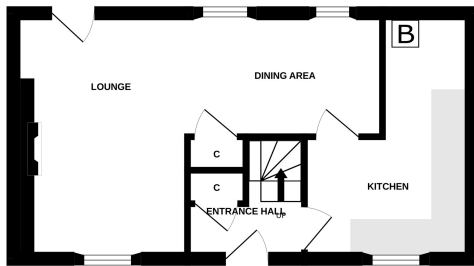
Room Measurements

Lounge 16'4" x 9'7" (4.98m x 2.92m)
Dining Area 12'5" x 7'4" (3.78m x 2.24m)
Kitchen 16'4" x 10'5" (4.98m x 3.17m)
Bathroom 8'3" x 7'3" (2.51m x 2.21m)
Bedroom 13'7" x 10'0" (4.14m x 3.05m)
Bedroom 11'1" x 10'8" (3.38m x 3.25m)

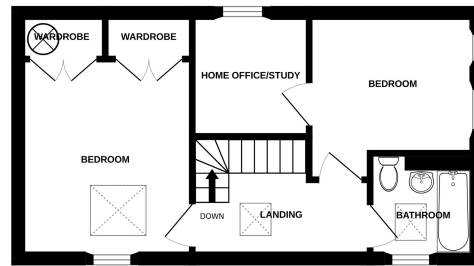


Floorplan

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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