



**Thorntons**   
The right way to move

43 Camus Road, Arbroath,  
Angus DD11 5AN





## Summary

End-terraced villa, situated within a popular residential area, which offers well-proportioned accommodation and comprises: entrance hallway, dual aspect lounge, kitchen, bathroom and two double bedrooms. The property features an impressive list of attributes which includes double glazing and electric heating. Floor coverings, blinds, curtains, washing machine, fridge freezer and cooker are all included within the sale price and extras are available by separate negotiation. Externally there are gardens to the front and rear, the latter is laid to lawn with a drying area.

## Features

- End Terraced Villa
- Popular Residential Location
- Lounge/Dining
- Kitchen
- 2 Bedrooms
- Bathroom
- Elec Heating; DG; EPC - E
- Private Garden
- Council Tax Band A

## Room Measurements

Lounge/Dining: 19' 8" x 9' 7" (5.99m x 2.92m)  
Kitchen: 13' 1" x 7' 9" (3.99m x 2.36m)  
Bedroom: 14' 8" x 9' 7" (4.47m x 2.92m)  
Bedroom: 11' 5" x 10' 1" (3.48m x 3.07m)  
Bathroom: 6' 5" x 5' 5" (1.96m x 1.65m)



# Floorplan

## Our Branches

### ANSTRUTHER

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

### ARBROATH

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

### BONNYRIGG

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

### EDINBURGH

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

### CUPAR

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

### DUNDEE

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

### FORFAR

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

### MONTROSE

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

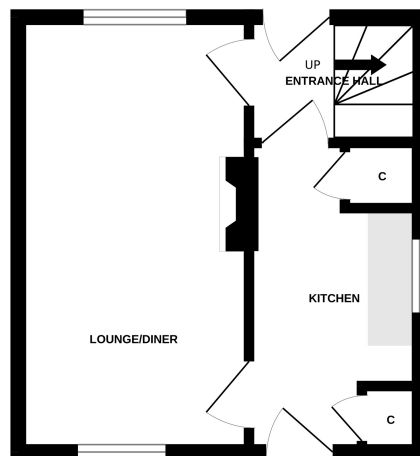
### PERTH

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

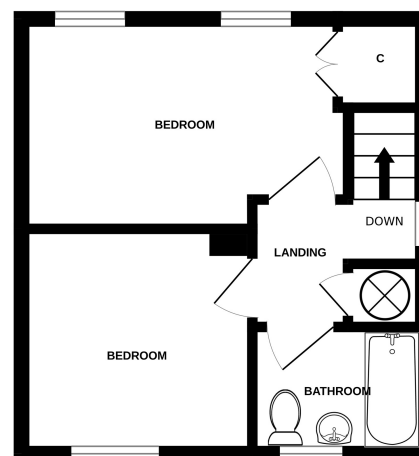
### ST ANDREWS

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

GROUND FLOOR



1ST FLOOR



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