



Thorntons
The right way to move

3 Ella Cargill Place, Arbroath,
Angus DD11 4GU





Summary

Fully modernised semi-detached villa which comes to market decorated to a very high standard and comprises: entrance hallway with W/C off, bright lounge, modern kitchen/dining with patio doors, contemporary bathroom with wet-wall fittings and two well proportioned bedrooms. The impressive list of attributes includes double glazing, gas fired central heating, eaves cladding and excellent storage. All floor coverings and blinds are included within the sale price. Externally there is a driveway and fully enclosed rear garden which includes a timber shed.

Features

- Semi – Detached Villa
- Popular Residential Location
- Lounge
- Kitchen/ Dining
- 2 Bedrooms
- Bathroom & Cloakroom WC
- GCH; DG; EPC - C
- Drive & Gardens
- Council Tax Band C

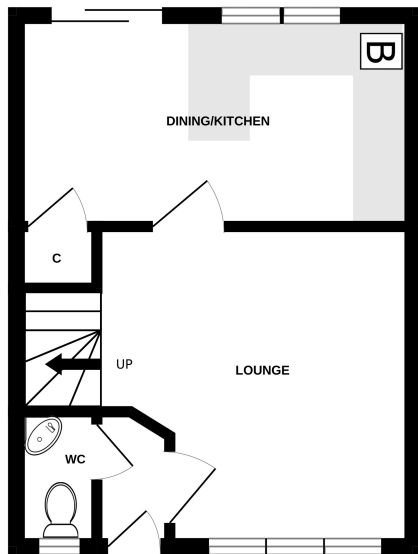
Room Measurements

Lounge: 13' 3" x 10' 1" (4.04m x 3.07m)
Kitchen/Dining: 16' 8" x 8' 5" (5.08m x 2.57m)
Bedroom: 12' 0" x 10' 6" (3.66m x 3.20m)
Bedroom: 10' 6" x 9' 4" (3.20m x 2.84m)
Bathroom: 6' 1" x 6' 0" (1.85m x 1.83m)
WC: 5' 6" x 3' 3" (1.68m x 0.99m)

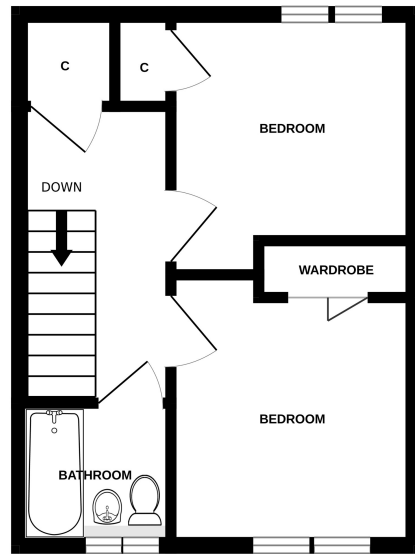


Floorplan

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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