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2 Cliffburn Road,  
Arbroath, DD11 5BB



- Detached Bungalow
- Popular Location
- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gardens
- Garage

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A well-proportioned detached bungalow located in the historic Angus town of Arbroath. There are local amenities nearby while the town centre is within walking distance and offers a range of shopping options. Schooling at primary and secondary levels are located nearby as well as various transport options.

The property benefits from double glazing (except one window) and gas central heating. The accommodation is accessed by the vestibule which leads on to the hallway. The living room has a round facing bay window overlooking the front garden. The kitchen has fitted units and allows access to the rear garden. Three bedrooms are accessed from the hallway with the main bedroom having a bay window. The bathroom completes the accommodation and has a shower over the bath.





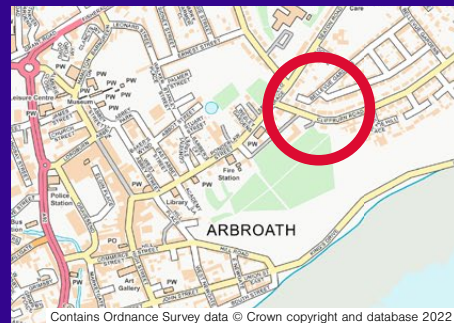


Ground Floor

## Accommodation (measurements are approx)

Living Room	3.93m x 3.98m	(12'11" x 13'1")
Kitchen	2.18m x 4.11m	(7'2" x 13'6")
Bedroom	3.90m x 4.44m	(12'10" x 14'7")
Bedroom	3.17m x 4.11m	(10'5" x 13'6")
Bedroom	2.94m x 3.01m	(9'8" x 9'11")
Bathroom	1.78m x 1.84m	(5'10" x 6'0")

The front garden is laid in lawn together with some plants and shrubbery. The driveway provides off street parking and leads to the garage which benefits from power. The rear garden is laid in lawn together with a paved patio and green house which is to be included with the sale. An adjoining boiler cupboard is also accessed from the rear garden.



### Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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