



Thorntons
The right way to move

19 Union Street East, Arbroath,
Angus DD11 1BS

 1	 2
 1	 EPC D



Summary

Spacious terraced villa situated in the heart of Arbroath. The property benefits from double glazing, gas central heating and offers accommodation over two levels comprising: entrance hall, inner hall with stairs leading to first floor landing, door leading to rear garden, lounge with feature fireplace, dining kitchen with plumbing for washing machine, bathroom and separate shower area, upper hall with storage cupboard, two well appointed bedrooms. Externally there is an easily maintained garden to the rear of the property giving access to three outhouses.

Features

- Spacious Terrace Villa
- Hall; Inner Hall
- Lounge
- Dining Kitchen
- Two bedrooms
- Bathroom, Shower Area
- GCH; DG; EPC - D
- Enclosed Rear Garden
- 3 Outhouses
- Popular Residential Area

Room Measurements

Lounge: 14' 10" x 14' 8" (4.52m x 4.47m)

Dining Kitchen: 10' 10" x 10' 9" (3.30m x 3.28m)

Bedroom: 14' 7" x 13' 7" (4.45m x 4.14m)

Bedroom: 11' 9" x 11' 3" (3.58m x 3.43m)

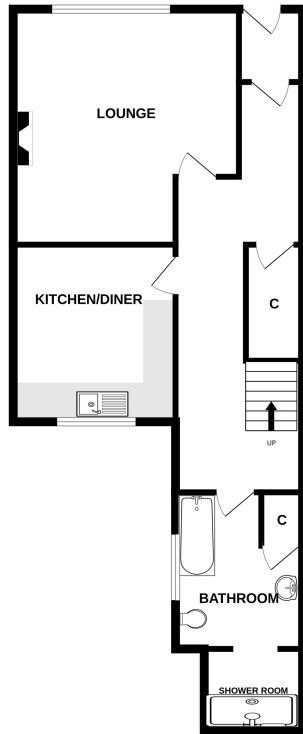
Bathroom: 8' 4" x 7' 5" (2.54m x 2.26m)

Shower Area: 4' 9" x 3' 7" (1.45m x 1.09m)

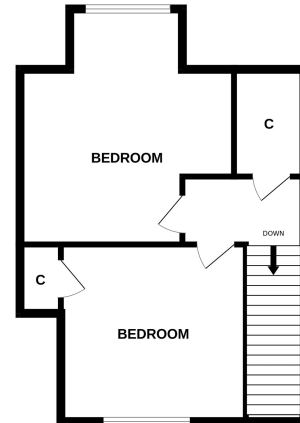


Floorplan

GROUND FLOOR



1ST FLOOR



While 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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