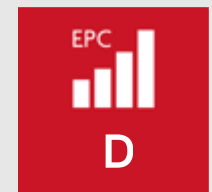
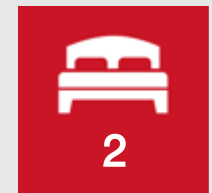
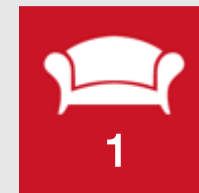




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33 Montrose Road, Arbroath,  
Angus DD11 5JS







## Summary

The subject property offers well-proportioned attractive accommodation comprising: dual aspect lounge with feature log burner, fitted kitchen with door to garden, modern shower room with wet wall fittings and two carpeted double bedrooms both benefitting from integrated wardrobes. The property features an impressive list of attributes which includes double glazing, electric heating and partially floored loft. Externally there is a multicar driveway which leads to a garage and well maintained gardens to the front and rear. The rear garden enjoys a lawn and drying area.

## Features

- End Terrace Villa
- Popular Residential Location
- Lounge/Dining
- Kitchen
- Shower Room
- 2 Bedrooms
- DG & Electric Heating
- Drive, Garage, Gardens
- Council Tax Band B

## Room Measurements

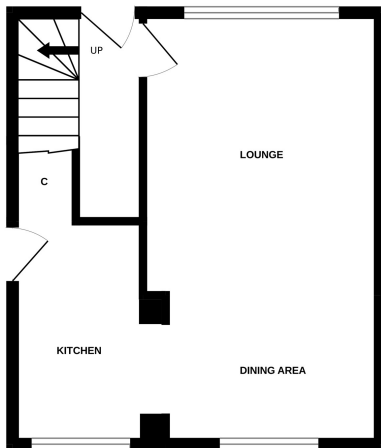
Lounge/Dining 20'4" x 10'4" (6.20m x 3.15m)  
Kitchen 12'4" x 6'6" (3.76m x 1.98m)  
Shower Room 6'3" x 6'0" (1.91m x 1.83m)  
Bedroom 13'9" x 9'4" (4.19m x 2.84m)  
Bedroom 10'6" x 10'5" (3.20m x 3.17m)



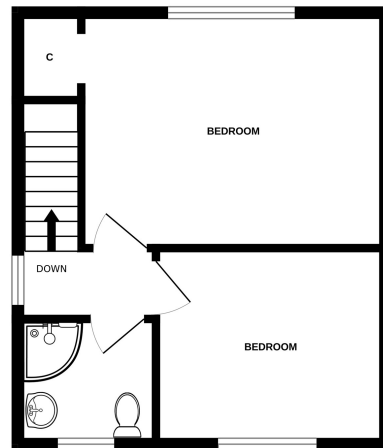


# Floorplan

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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