







**Thorntons**   
The right way to move

## 21 Earl Matthew Avenue

Arbroath, DD11 5JU

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## Summary

Introducing a well-presented, move-in ready three-bedroom mid-terrace house in Arbroath. This spacious residence is brought to market enjoying light-filled accommodation with attractive, neutral interiors. It further benefits from a generous living room with French doors to the rear garden, a sunny kitchen with modern appliances and worktops, and a modern shower room (plus a WC). The home is part of a contemporary residential development and benefits from access to minimalist gardens, allocated parking and easy access to excellent local amenities, including green space, shops and transport links.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Terraced house in a modern development
- Sought-after coastal location in Arbroath
- Modern, neutral interiors throughout
- Entrance hall with storage and WC
- Spacious French doored living room
- Southwest-facing kitchen
- Two double bedrooms with wardrobes (one with a sunny aspect)
- Versatile single bedroom/ study
- Modern shower room
- Well-kept gardens to the front and rear
- Allocated parking
- Gas central heating and double glazing



"A move-in ready mid-terrace house with three bedrooms, a large living room, a stylish kitchen and a modern shower room."





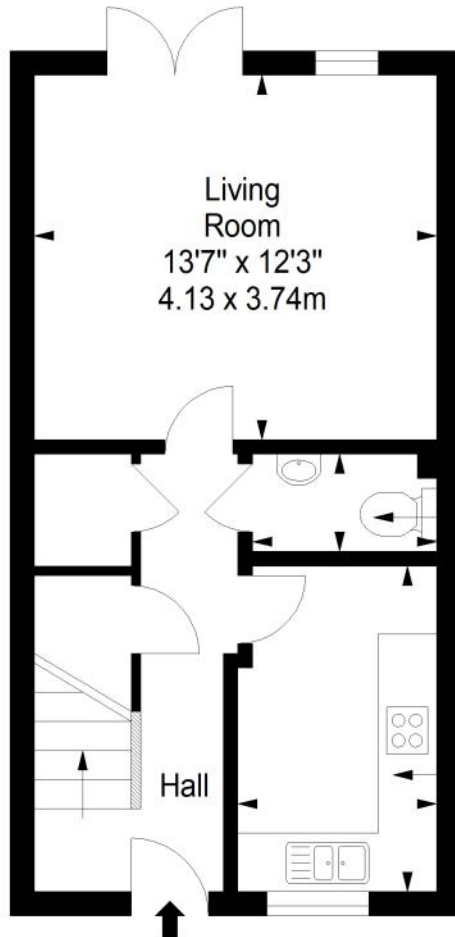


"The home benefits from proximity to Arbroath's excellent amenities, from shops and transport links to green spaces."

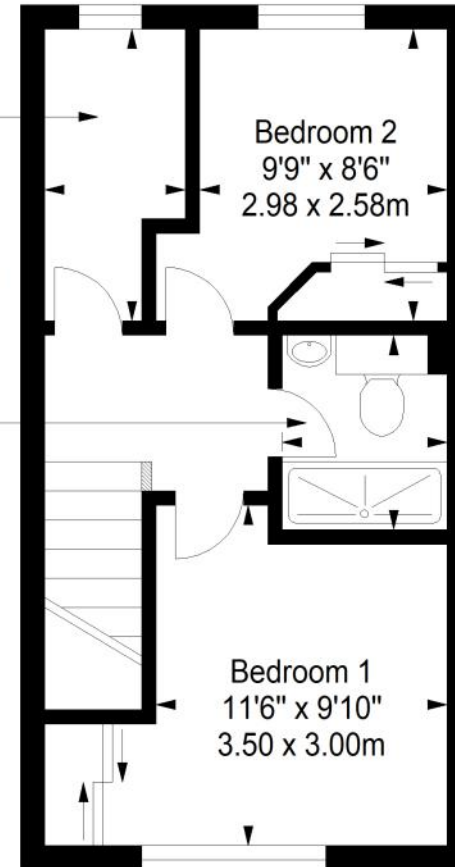


# Floorplan

**Ground Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



Study/  
Single  
Bedroom  
9'10" x 4'10"  
2.99 x 1.47m

Shower Room  
6'7" x 5'7"  
2.00 x 1.69m

WC  
6'2" x 3'3"  
1.88 x 1.00m

Kitchen  
10'11" x 6'9"  
3.34 x 2.05m

Bedroom 2  
9'9" x 8'6"  
2.98 x 2.58m

Bedroom 1  
11'6" x 9'10"  
3.50 x 3.00m

Total area: approx. 69.8 sq. metres (751.4 sq. feet)



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