



**Thorntons**  
The right way to move

11 Doug Ford Street, Arbroath  
DD11 3FD







## Summary

This is an exceptional opportunity to purchase a beautifully presented detached villa situated in a popular residential area. The location is conveniently placed for a wide range of amenities including local schooling, shops, leisure facilities and excellent commuter transport links. The accommodation comprises: entrance hallway, lounge, kitchen/dining room, W/C, bathroom, master bedroom with ensuite and two further bedrooms. Externally the property benefits from well-presented garden grounds. Vehicular needs are catered for through a private driveway leading to an integral single garage.

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## Features

- Lounge
- Kitchen
- Bathroom & Cloakroom WC
- 3 Bedrooms (1 En-suite)
- DG GCH
- Solar Panels
- Drive, Garage, Gardens
- Council Tax Band C

## Room Measurements

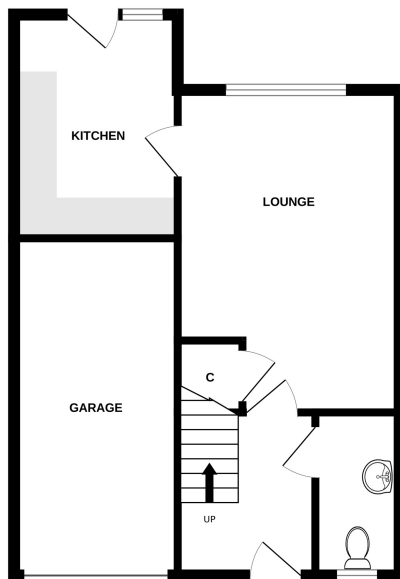
Lounge 16' 0" x 10' 6" (4.88m x 3.20m)  
Kitchen 11' 7" x 8' 4" (3.53m x 2.54m)  
WC 7' 0" x 4' 0" (2.13m x 1.22m)  
Bathroom 7' 0" x 6' 8" (2.13m x 2.03m)  
Bedroom 12'2" x 8'6" (3.71m x 2.59m)  
Ensuite 7'3" x 5'3" (2.21m x 1.60m)  
Bedroom 10'0" x 9'4" (3.05m x 2.84m)  
Bedroom 9'4" x 8'5" (2.84m x 2.57m)



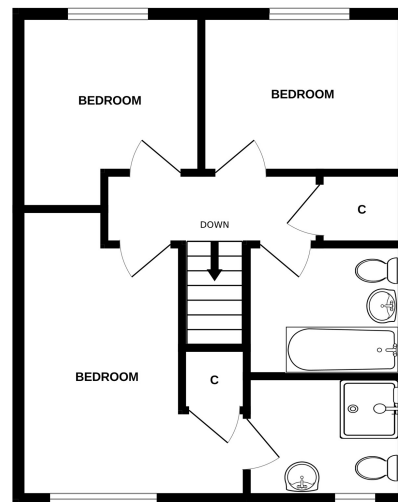


# Floorplan

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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