



Thorntons 
The right way to move

78A, Nolt Loan Road

Arbroath, Angus
DD11 2AB





Summary

Set in a residential area close to Keptie Pond in coastal Arbroath, this four-bedroom, two-bathroom double upper traditional flat boasts tastefully updated interiors against a backdrop of charming period details. The home enjoys a sizeable double-aspect living room, an open-plan kitchen and family/dining room with contemporary cabinetry, high-spec appliances, and a sun-facing formal dining room/second bedroom overlooking rear garden. It also features a generous principal bedroom and two further bedrooms both with fitted wardrobes. Completing the home is a bathroom with a towel radiator and a modern shower room. Outside, the property benefits from a private rear garden with grass and paved areas, and off-street parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included.

Features

- Double upper flat in Arbroath
- Stunning views of Keptie Pond
- Spacious and flexible accommodation
- Vestibule and hall with storage
- Generous living room
- Stylish kitchen and family/dining room
- Spacious main bedroom with fireplace
- Sunny formal dining room/bedroom two
- Two more bedrooms with wardrobes
- Bathroom with overhead shower
- Modern shower room
- Private rear garden with a fully wired shed
- Driveway parking and an electric vehicle charging point
- Gas central heating and double glazing



“A spacious family home with four bedrooms, two bathrooms, and a dining/family room and kitchen, with a log burning stove, boasting lovely views.”





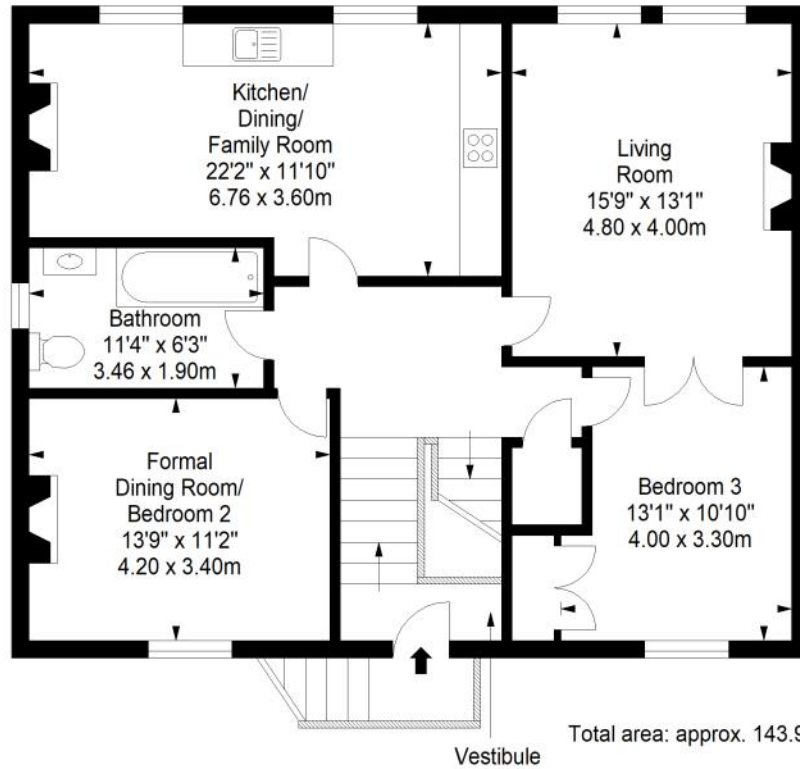


“This family home is within walking distance from local amenities, shops, schools, green spaces, and bus/rail links.”

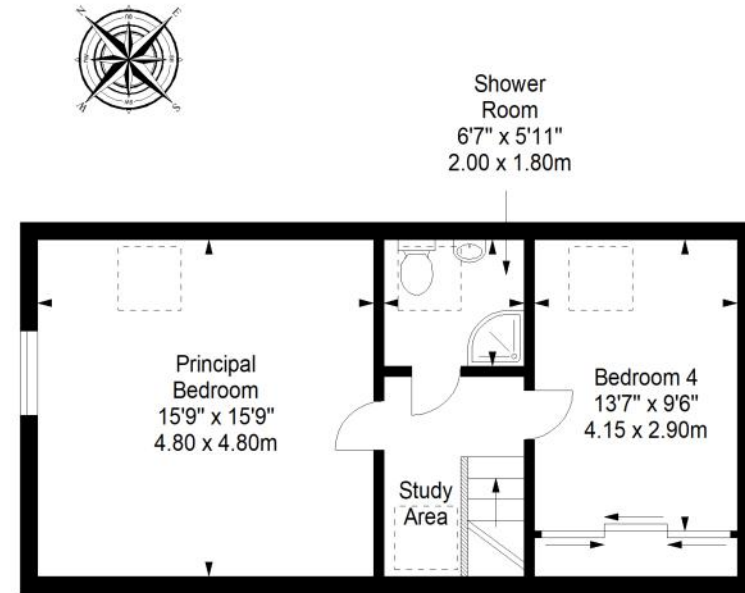


Floorplan

First Floor
Approx. 95.9 sq. metres (1032.3 sq. feet)



Second Floor
Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 143.9 sq. metres (1549.0 sq. feet)



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