


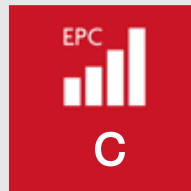




**Thorntons**  
The right way to move

60 Seaton Road, Arbroath,  
Angus DD11 5DN

 1	 3
 1	 EPC C





## Summary

Mid-terraced villa situated in a popular residential area. Accommodation comprises: vestibule, hallway, lounge, modern kitchen/dining room, shower room and three bedrooms. The comprehensive list of attributes includes gas fired central heating, double glazing and floored attic which is currently used as a bedroom. Integrated kitchen appliances include washing machine, oven and induction hob. The blinds, curtains, floor coverings and free-standing fridge freezer are all included within the sale price with other pieces of furniture are available by separate negotiation. Off street parking for two cars, a rear garden which includes a formal lawn, patio area, timber shed and drying area.

## Features

- Mid Terraced House
- Popular Central Location
- Lounge
- Kitchen/Dining
- Shower Room
- 3 Bedrooms
- DG GCH
- Drive & Gardens
- Council Tax Band B
- EPC C

## Room Measurements

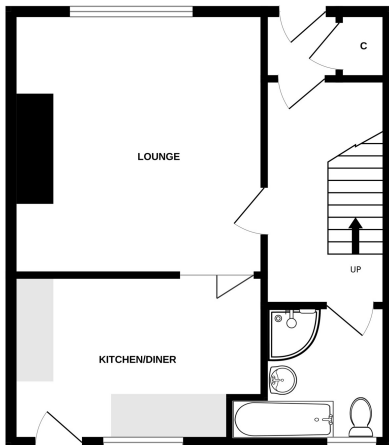
Lounge: 14' 1" x 12' 4" (4.29m x 3.76m)  
Kitchen: 13' 5" x 9' 3" (4.09m x 2.82m)  
Shower Room: 7' 7" x 7' 2" (2.31m x 2.18m)  
Bedroom: 16' 2" x 8' 9" (4.93m x 2.67m)  
Bedroom: 14' 4" x 10' 6" (4.37m x 3.20m)  
Bedroom: 11' 4" x 10' 7" (3.45m x 3.23m)



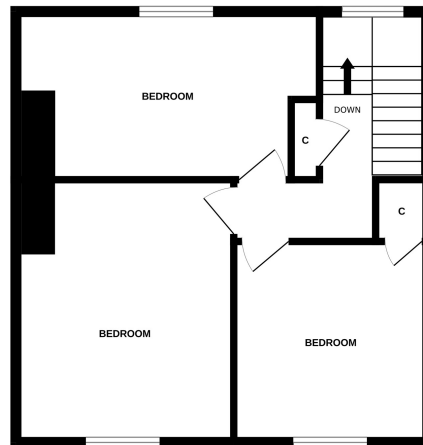


# Floorplan

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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