



**Thorntons**  
The right way to move

19a Market Place, Arbroath,  
Angus DD11 1HR





## Summary

First floor apartment, situated within a popular central area, benefits from electric heating, offers well-proportioned accommodation in excellent condition throughout. The accommodation comprises: entrance hallway, spacious dual aspect lounge, kitchen with both wall mounted and base units, modern bathroom with wet wall fittings and one well-proportioned bedroom. The blinds, curtains and floor coverings are all included within the sale price. The subject property would appeal to a wide selection of buyers and early viewing is highly recommended.

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## Features

- First Floor Apartment
- Popular Central Location
- Kitchen
- Lounge
- Bedroom
- Bathroom
- Electric Heating; EPC - D
- Council Tax Band A

## Room Measurements

Lounge: 18' 2" x 9' 3" (5.54m x 2.82m)

Kitchen: 8' 9" x 6' 6" (2.67m x 1.98m)

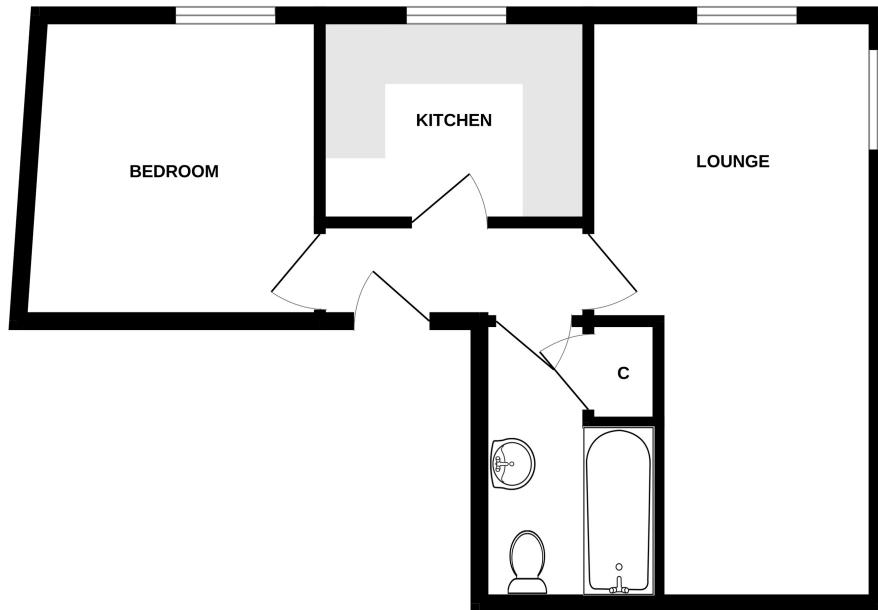
Bedroom: 9' 9" x 9' 3" (2.97m x 2.82m)

Bathroom: 9' 0" x 5' 8" (2.74m x 1.73m)



# Floorplan

## FIRST 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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