



**Thorntons**  
The right way to move

21 Moir Place, Arbroath, Angus  
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## Summary

Well-presented terraced townhouse, situated within a highly sought after residential location, which comprises: entrance hallway, dual aspect lounge, kitchen, spacious dining room, bathroom, WC, adaptable office area (with potential to become a fifth bedroom), and four bedrooms. The comprehensive list of attributes includes double glazing, gas central heating and ample storage. Externally, the property benefits from private front and rear gardens with vehicular needs catered for by plenty of off-street parking leading to garage.

## Features

- Townhouse
- Popular Residential Area
- Lounge
- Dining Kitchen
- 4 Bedrooms
- Home Office/ Fifth bedroom
- Bathroom & Cloakroom WC
- GCH; DG; EPC - D
- Council Tax Band C
- Front & Rear gardens, Garage

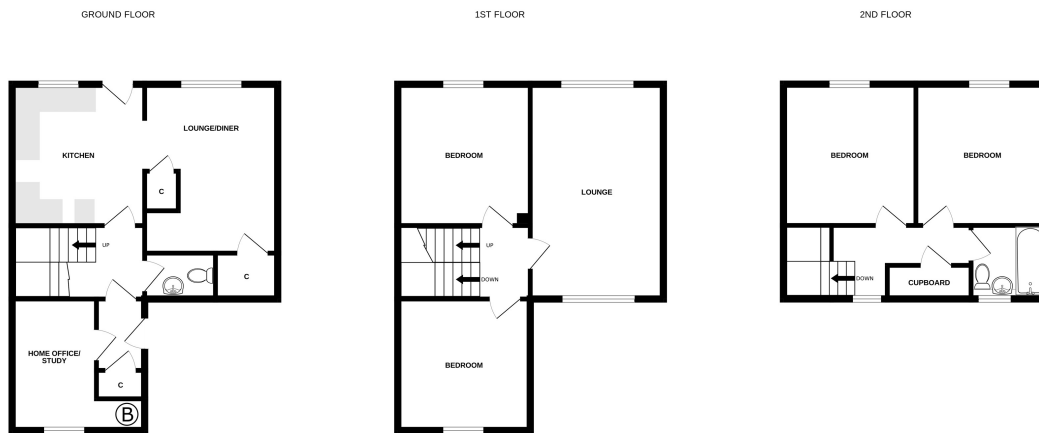
## Room Measurements

Lounge: 17' 6" x 10' 4" (5.33m x 3.15m)  
Dining Room: 14' 0" x 9' 3" (4.27m x 2.82m)  
Kitchen: 11' 3" x 10' 8" (3.43m x 3.25m)  
Bedroom: 11' 5" x 10' 8" (3.48m x 3.25m)  
Bedroom: 11' 3" x 10' 8" (3.43m x 3.25m)  
Bedroom: 11' 1" x 10' 8" (3.38m x 3.25m)  
Bedroom: 11' 1" x 10' 6" (3.38m x 3.20m)  
Office/Fifth Bedroom 10'7" x 8'0" (3.23m x 2.44m)  
Bathroom: 6' 6" x 5' 7" (1.98m x 1.70m)  
WC: 6' 0" x 3' 4" (1.83m x 1.02m)





# Floorplan



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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