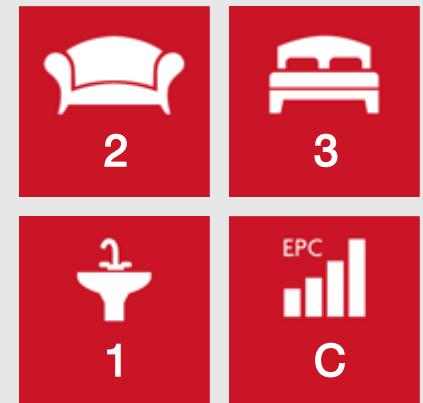




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The right way to move

5 Linton Road, Arbroath, Angus  
DD11 5HU





## Summary

The subject property offers well-proportioned, attractive accommodation comprising: entrance vestibule, hallway, lounge with bay window, kitchen with wall and base units, dining area, conservatory with door to garden, W/C, shower room with wet wall fittings, two attic rooms and three carpeted double bedrooms with the master benefiting from integrated mirrored wardrobes. The property features an impressive list of attributes which includes double glazing, gas central heating and solar panels. Externally there is a driveway to the front and well maintained mature gardens to front and rear. The rear garden enjoys a lawn, timber shed, drying area and pond.

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## Features

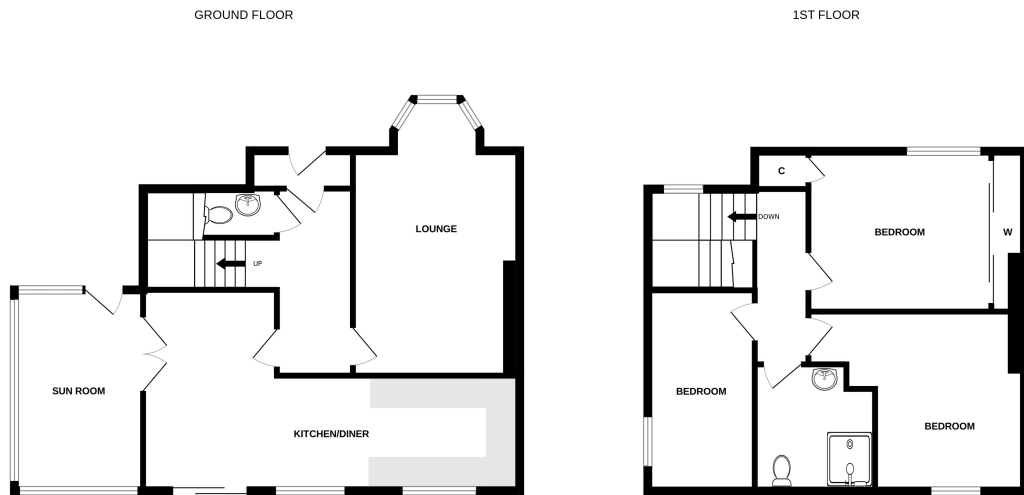
- End Terraced Villa
- Popular Residential Location
- Lounge & Conservatory
- Kitchen
- Dining Area
- 3 Bedrooms
- Upstairs Shower Room & WC
- Downstairs WC
- Drive & Gardens
- DG; GCH; Solar Panels; EPC - C

## Room Measurements

Lounge 18'1" x 10'7" (5.51m x 3.23m)  
Kitchen 16'1" x 8'3" (4.90m x 2.51m)  
Dining Area 12'4" x 9'6" (3.76m x 2.90m)  
W/C 5'6" x 3'0" (1.68m x 0.91m)  
Conservatory 13'2" x 9'2" (4.01m x 2.79m)  
Shower Room 8'4" x 7'4" (2.54m x 2.24m)  
Bedroom 13'3" x 9'5" (4.04m x 2.87m)  
Bedroom 12'6" x 9'1" (3.81m x 2.77m)  
Bedroom 9'9" x 9'4" (2.97m x 2.84m)



# 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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