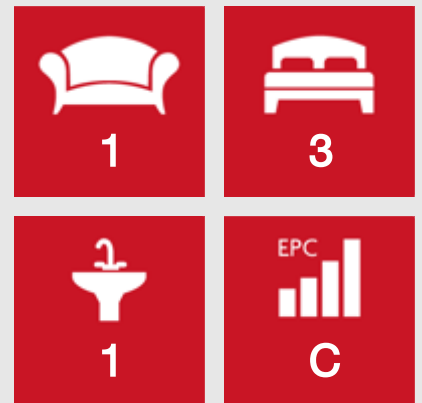




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2 Horologe Hill, Arbroath, Angus
DD11 5AA





Summary

Semi-detached villa, situated within a popular residential area, which offers well-proportioned, attractive accommodation comprising: entrance hallway with storage, lounge with log burner, kitchen with door to rear garden, bathroom and three double bedrooms. The property features an impressive list of attributes which includes double glazing, gas central heating and wood panelled doors. Externally there is a driveway and well maintained mature gardens to front and rear. The rear garden enjoys a lawn, timber shed and patio.

Features

- Semi - Detached Villa
- Popular Residential Area
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Drive & Gardens
- Council Tax Band B

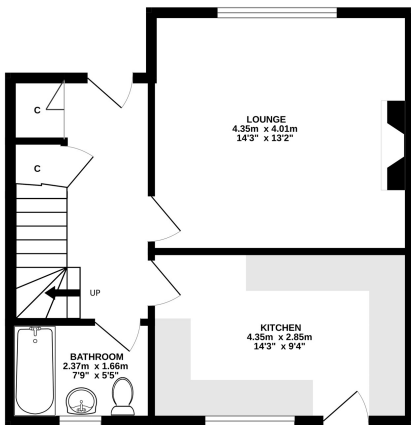
Room Measurements

Lounge 14'3" x 13'2" (4.34m x 4.01m)
 Kitchen 14'1" x 9'9" (4.29m x 2.97m)
 Bathroom 7'5" x 5'5" (2.26m x 1.65m)
 Bedroom 14'2" x 9'4" (4.32m x 2.84m)
 Bedroom 12'6" x 8'6" (3.81m x 2.59m)
 Bedroom 11'5" x 10'2" (3.48m x 3.10m)

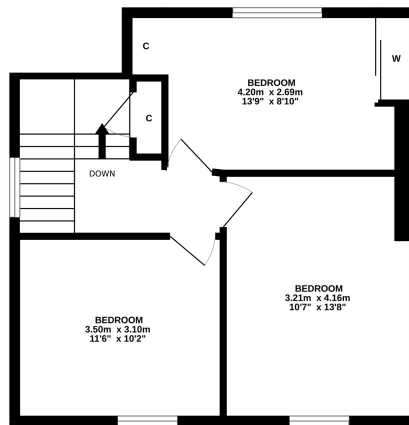


Floorplan

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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