



Thorntons
The right way to move

12 Gardner Lane, Arbroath,
Angus DD11 4HQ





Summary

Well-presented end terraced villa, situated within a highly sought after residential location, which comprises: entrance vestibule, hallway, spacious lounge with patio doors to rear garden, kitchen/dining, w/c, partially tiled bathroom, three bedrooms and a fourth bedroom/study. The comprehensive list of attributes includes double glazing, gas central heating, wood panelled doors, attic and ample storage throughout the property. The fridge/freezer, dishwasher, wine fridge, washing machine, wardrobe, blinds, floor coverings and playhouse are all included within the sale price. The furniture is available by separate negotiation. Externally, the property benefits from private front and rear gardens. The rear garden features a lawn, timber shed and decking.

Features

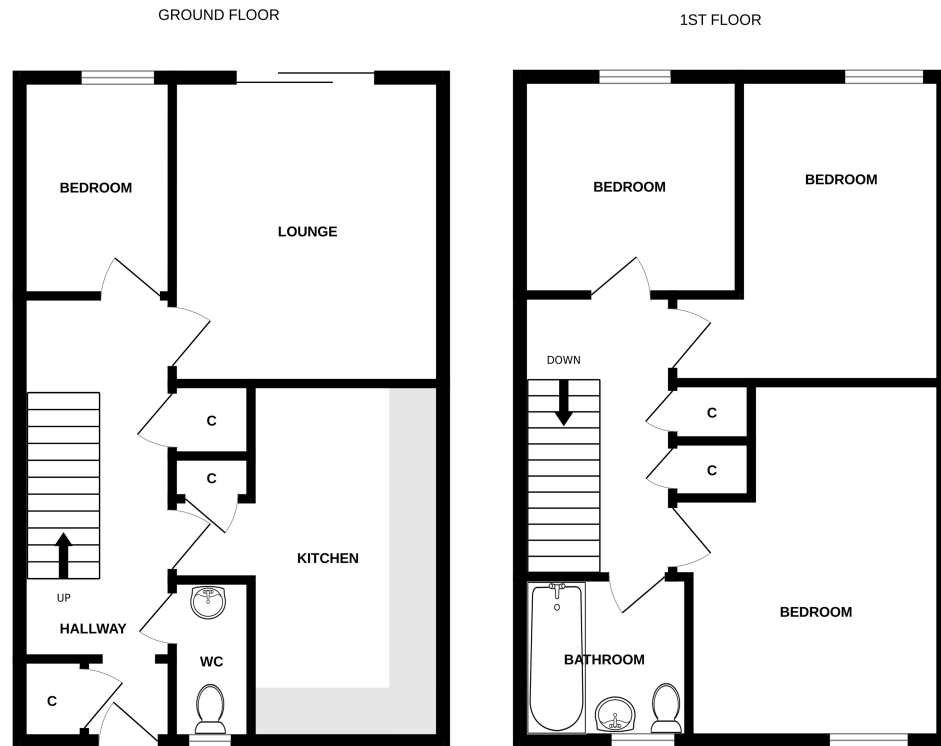
- End Terrace Villa
- Popular Residential Area
- Lounge
- Kitchen/ Dining
- Bathroom & Cloakroom WC
- 3 Bedrooms, fourth bedroom/Study
- DG/GCH
- Private Gardens
- On - Street Parking
- Council Tax Band B. EPC C

Room Measurements

Lounge: 14' 6" x 11' 7" (4.42m x 3.53m)
 Kitchen/Dining: 15' 2" x 8' 6" (4.62m x 2.59m)
 WC: 6' 7" x 3' 2" (2.01m x 0.97m)
 Bathroom: 6' 2" x 5' 9" (1.88m x 1.75m)
 Bedroom: 15' 0" x 7' 8" (4.57m x 2.34m)
 Bedroom: 11' 7" x 9' 9" (3.53m x 2.97m)
 Bedroom: 10' 9" x 6' 2" (3.28m x 1.88m)
 Bedroom: 6' 0" x 11' 0" (1.84m x 3.35m)



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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