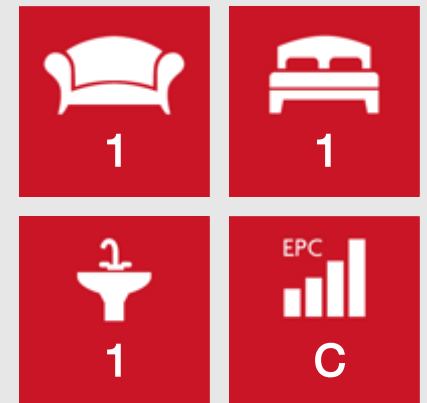




26 Ladyloan, Arbroath, Angus
DD11 1PN





Summary

The property, which enjoys fantastic sea views, comprises: entrance porch, fitted kitchen with undercounter lighting, lounge with front facing window, shower room with wet wall fittings, and one well-proportioned carpeted bedroom enjoying integrated storage. The comprehensive list of attributes includes double glazing, gas central heating and ample storage throughout. Kitchen appliances include fridge freezer, ceramic hob and oven. All floor coverings, light fittings and blinds are included within the sale price. Externally, the property benefits from well-maintained front and rear gardens with vehicular needs catered with private or off-street parking. To be sold as seen.

Features

- Terraced Bungalow
- Popular Central Location
- Sea Views
- Lounge
- Kitchen
- Shower Room
- Bedroom
- DG GCH
- Garden & Parking
- Council Tax Band A

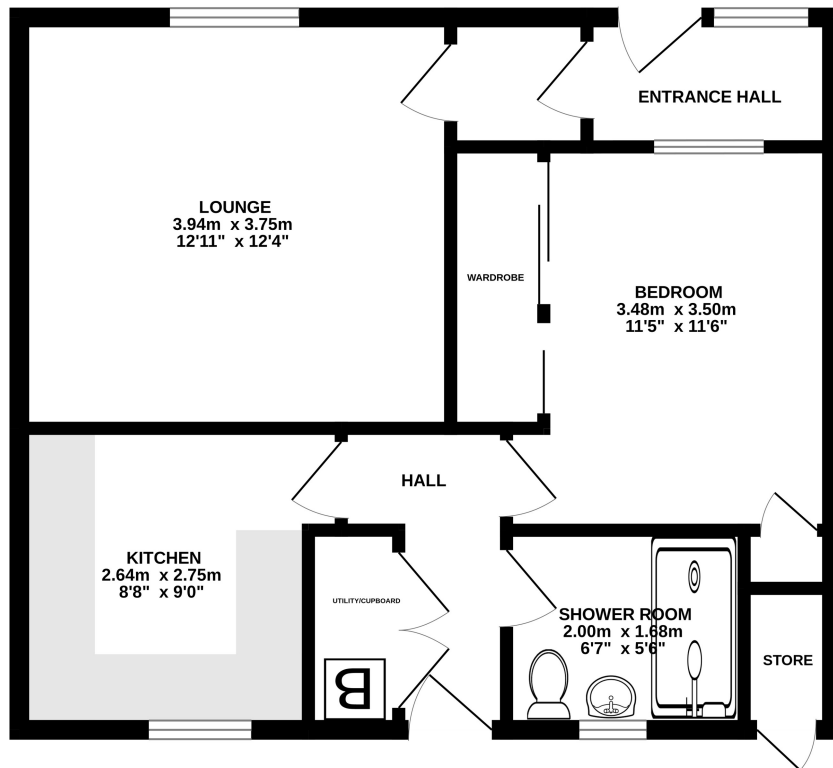
Room Measurements

Lounge 12'9" x 12'3" (3.89m x 3.73m)
 Kitchen 10'0" x 9'0" (3.05m x 2.74m)
 Shower Room 6'6" x 6'0" (1.98m x 1.83m)
 Bedroom 11'8" x 9'4" (3.56m x 2.84m)



Floorplan

GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) approx.

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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