



Thorntons
The right way to move

19 Newton Avenue, Arbroath,
Angus DD11 3JU





Summary

Spacious mid-terraced villa, situated within a highly sought after residential location, which comprises: entrance vestibule, hallway, spacious lounge, kitchen, dining area with door to garden, shower room and three bedrooms. The comprehensive list of attributes include double glazing, electric heating, wood panelled doors, partially floored attic and ample storage. The blinds, curtains and floor coverings are included within the sale price Externally, the property benefits from private front and rear gardens. Vehicular needs are catered for with plenty of on-street parking.

Features

- Mid Terrace Villa
- Popular Residential Area
- Kitchen
- Lounge
- Dining Area
- 3 Bedrooms
- Shower Room
- Electric Heating; DG; EPC - E
- Gardens
- Council Tax Band B

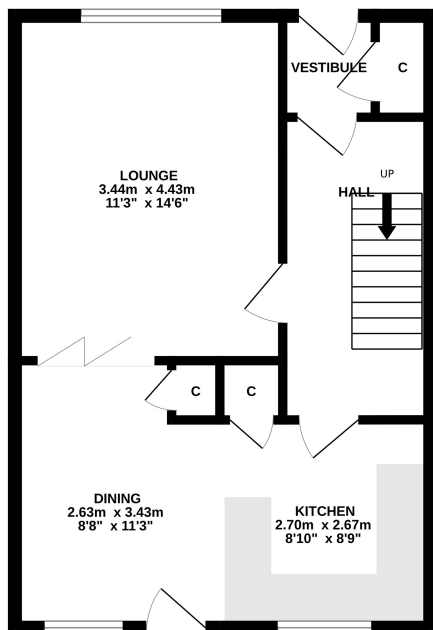
Room Measurements

Lounge: 14' 7" x 11' 8" (4.45m x 3.56m)
 Kitchen: 9' 5" x 8' 8" (2.87m x 2.64m)
 Dining Area: 10' 8" x 9' 5" (3.25m x 2.87m)
 Bedroom: 13' 9" x 10' 0" (4.19m x 3.05m)
 Bedroom: 11' 3" x 9' 6" (3.43m x 2.90m)
 Bedroom: 10' 8" x 7' 6" (3.25m x 2.29m)
 Shower Room: 6' 4" x 5' 6" (1.93m x 1.68m)

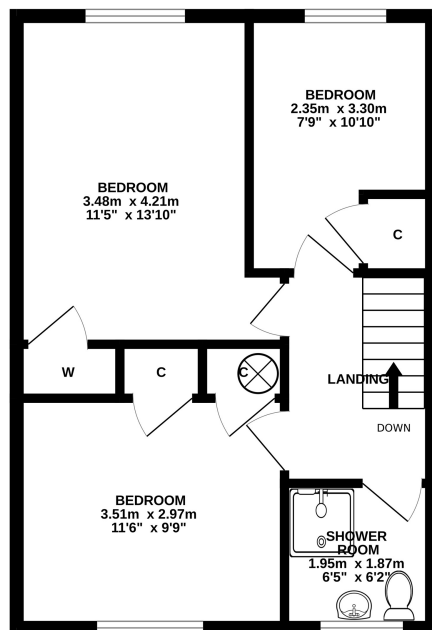


Floorplan

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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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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