



**Thorntons**   
The right way to move

59 Rossie Street, Arbroath,  
Angus DD11 3DE







## Summary

The property, which is in need of some upgrading, includes: lounge with front-facing bay window and ornate cornice, kitchen with fitted wall and base units, three good sized bedrooms and a family bathroom with three-piece suite. Additional attributes include gas central heating and double glazing. Outside, the rear garden is beautifully maintained and well stocked, showcasing a variety of plants, shrubs, a greenhouse, and a lush lawn. Additional highlights include a cellar and two separate outhouses, adding to the property's appeal.

## Features

- Semi - Detached Villa
- Popular Residential Area
- Lounge
- Kitchen/Dining
- Bathroom
- 3 Bedrooms
- DG GCH
- Private Gardens
- Council Tax Band C

## Room Measurements

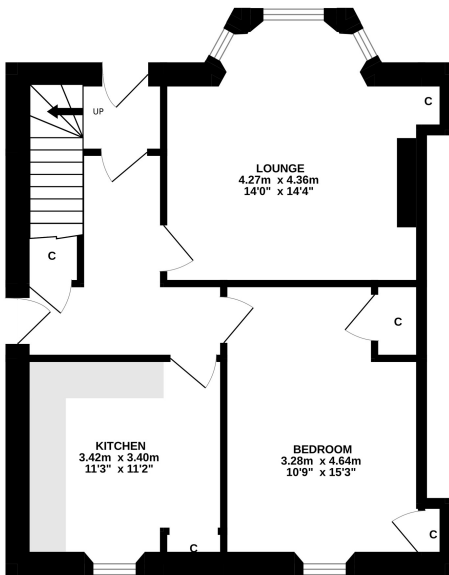
Lounge: 15' 2" x 14' 0" (4.62m x 4.27m)  
 Kitchen/Dining: 12' 7" x 9' 7" (3.84m x 2.92m)  
 Bedroom: 17' 4" x 11' 8" (5.28m x 3.56m)  
 Bedroom: 15' 2" x 10' 7" (4.62m x 3.23m)  
 Bedroom: 15' 1" x 10' 5" (4.60m x 3.17m)  
 Bathroom: 8' 2" x 5' 7" (2.49m x 1.70m)



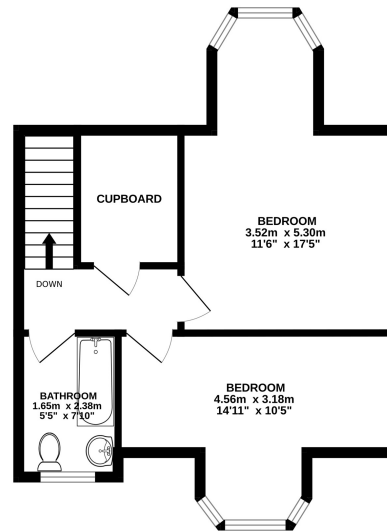


# Floorplan

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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