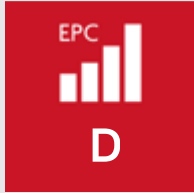




Thorntons
The right way to move

3 Birch Path, Arbroath, Angus
DD11 2EX





Summary

Thorntons are delighted to bring to the market, No.3 Birch Path, a terraced villa in a popular residential area of Arbroath, offering accommodation over two levels which comprises: entrance hallway, bright lounge, spacious kitchen, conservatory with direct access to rear garden, shower room, two double bedrooms and a study/box room, perfect from those working from home. Additionally, the property benefits from Electric Storage Heating and Double Glazing throughout. Externally, both front and rear gardens are laid out for ease of maintenance, with various shrubs to the front and a drying green and timber shed to the rear.

Features

- Terraced Villa
- Lounge with dual aspect windows
- Conservatory to the rear
- 2 Double Bedrooms with fitted storage
- Kitchen & Shower Room
- Box Room / Study
- Electric Storage Heating & Double Glazing
- Front & Rear Gardens with Timber Shed
- Popular Residential Area of Arbroath
- Early Viewing is Highly Recommended

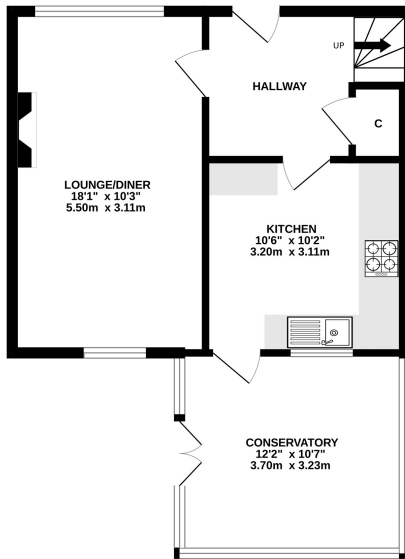
Room Measurements

Lounge/Diner (18'1" x 10'3") 5.50m x 3.11m
 Conservatory (12'2" x 10'7") 3.70m x 3.23m
 Kitchen (10'6" x 10'2") 3.20m x 3.11m
 Bedroom (14'5" x 8'6") 4.40m x 2.60m
 Bedroom (12'7" x 9'2") 3.84m x 2.80m
 Box room (6'1" x 5'11") 1.86m x 1.81m
 Shower room (6'3" x 3'11") 1.90m x 1.20m

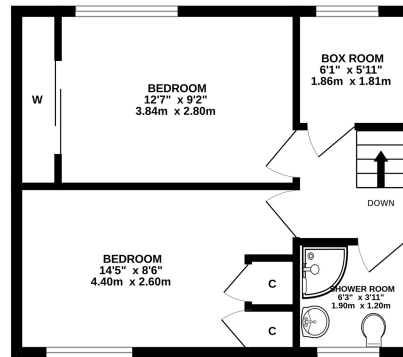


Floorplan

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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