



Thorntons 
The right way to move

143 High Street, Arbroath,
Angus DD11 1DR

 0	 8
 2	 EPC C



Summary

Thomtons are delighted to bring to the market 143 High Street, Arbroath, a substantial 8-bedroom maisonette with HMO licence, ideally suited for investment. The property comprises eight individual serviced apartments, offering strong and consistent rental potential. The accommodation is well-equipped for multiple occupancy, benefiting from two kitchens, a shower room, a bathroom, and a separate WC, ensuring practical and flexible living arrangements. Externally, the property features a rear garden and a secure entry system, providing additional privacy and security for residents. The property is being sold as a going concern, presenting an excellent opportunity for investors seeking an established income-generating asset. Details of revenue will be made available to interested parties following viewings.

Features

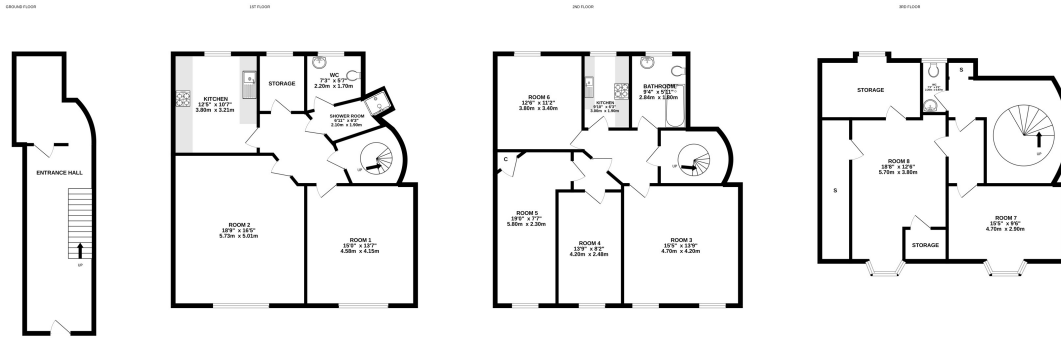
- Development Opportunity
- 8 Individual Serviced Apartments
- Communal Kitchens & Bathrooms
- Current HMO Licence
- 100% Occupancy
- Sold as a going concern
- Gas Central Heating & Partial Double Glazing
- Secure Entrance
- Private Rear Garden
- EPC C

Room Measurements

Room 1: 15'0 x 13'7
 Room 2: 18'9 x 16'5
 Kitchen: 12'5 x 10'7
 Room 3: 15'5 x 13'9
 Room 4: 13'9 x 8'2
 Room 5: 19'0 x 7'7
 Room 6: 12'63 x 11'2
 Kitchen: 9'10 x 6'3
 Room 7: 15'5 X 9'6~
 Room 8: 18'8 x 12'6



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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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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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