



**Thorntons**  
The right way to move

12 Bakers Wynd, Arbroath,  
Angus DD11 1ET





## Summary

First floor apartment, in a prime central location in the town of Arbroath. The property benefits from quality flooring, gas central heating, double glazing and a range of integrated kitchen appliances comprises; hall, bright attractive lounge, breakfasting kitchen with contrasting work surfaces and matching breakfast bar, two well appointed double bedrooms with fitted wardrobes, bathroom with three piece suite, shower over bath. There is a large attic space which may be suitable for conversion, subject to relevant planning consent. Communal shared garden to the rear.

## Features

- 1st Floor Main Door Apartment
- Ideally Located For Local Amenities
- Hall, Lounge, Breakfasting Kitchen
- 2 Double Bedroom, Bathroom
- Large Attic Space
- GCH; DG; EPC - C
- Communal Drying Area to rear
- Move In Condition
- Viewing Highly Recommended

## Room Measurements

Lounge: 14'1 x 13'5 (4.30m x 4.09m)

Kitchen/Diner: 16'5 x 7'7 (5.00m x 2.30m)

Bedroom: 18'4 x 10'6 (5.60m x 3.20m)

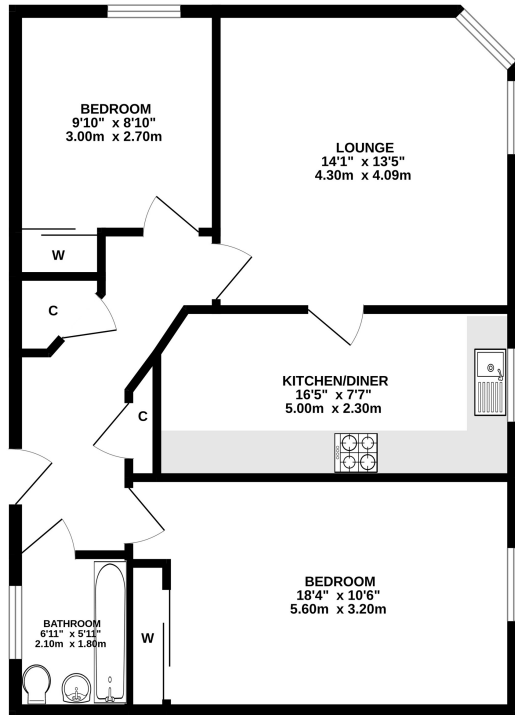
Bedroom: 9'10 x 8'10 (3.00m x 2.70m)

Bathroom: 6'11 x 5'11 (2.10m x 1.80m)



# Floorplan

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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