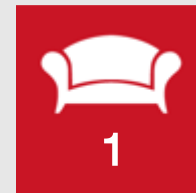


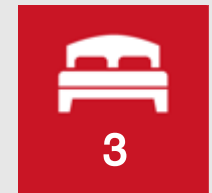


**Thorntons**  
The right way to move

14 Clapham Wynd, Arbroath,  
Angus DD11 5JZ



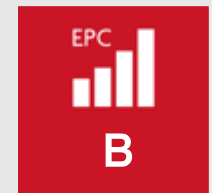
1



3



2



EPC

B



## Summary

Well-presented mid-terraced villa, ideally situated within a modern and highly desirable development in the popular coastal town of Arbroath, which comprises: generous lounge, contemporary kitchen/dining area with direct access to the rear garden, three well-proportioned bedrooms (principal en-suite), family bathroom and WC. Additional features include gas central heating, modern double glazing, wood-panelled doors, and window shutters. The integrated kitchen is equipped with a gas hob, oven, fridge freezer, and washing machine. Externally, the property enjoys well-maintained front and rear, south facing garden and two allocated parking spaces conveniently located to the side of the property.

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## Features

- Mid Terrace Villa
- Popular Residential Area
- Lounge
- Kitchen/Dining
- 3 Bedrooms (1 E/S)
- Family Bathroom & WC
- GCH; DG; EPC - B
- Private Gardens
- 2 Allocated Parking Spaces
- Council Tax Band D

## Room Measurements

Lounge: 19'11 x 12'2 (6.08m x 3.70m)

Kitchen/Diner: 15'5 x 11'2 (4.69m x 3.40m)

Bedroom: 11'6 x 9'10 (3.50m x 3.00m)

En-Suite: 13'1 x 5'11 (4.00m x 1.80m)

Bedroom: 10'7 x 8'4 (3.22m x 2.54m)

Bedroom: 10'7 x 7'1 (3.22m x 2.16m)

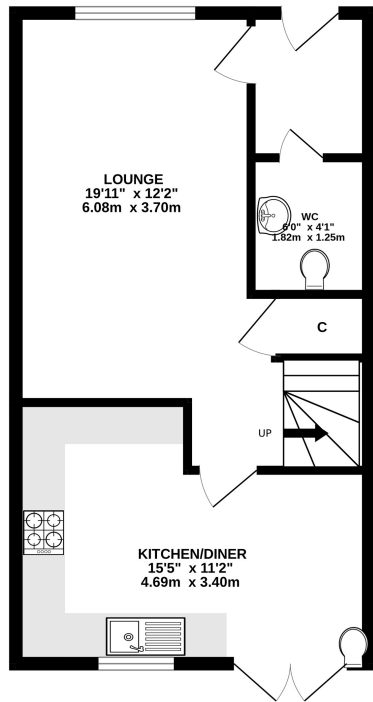
Bathroom: 7'3 x 5'9 (2.20m x 1.76m)

WC: 6'0 x 4'1 (1.82m x 1.25m)

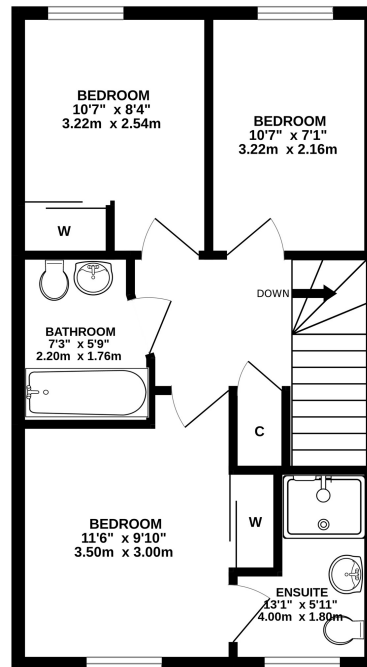


# Floorplan

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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