





Thorntons
The right way to move

8 Shore, Arbroath, Angus
DD11 1PB

 1	 3
 2	 EPC C



Summary

This bright and spacious second-floor apartment forms part of a beautiful stone-built building, which is Category 'B' Listed, and comprises: entrance vestibule, hallway with storage, bright lounge with sea views, modern fitted kitchen/dining, bathroom with wet wall fittings, shower room and three attractive double bedrooms. All floor coverings and blinds are included in the sale. The property further benefits from modern electric heating, an in-close store, and access to a shared washhouse. To the rear, there is a shared, enclosed garden, providing a peaceful outdoor retreat. Ample on-street parking is available nearby.

Features

- 2nd Floor Apartment
- Popular Residential Area
- Spectacular Sea Views
- Lounge
- Kitchen/ Dining
- 3 Double Bedrooms
- Bathroom & Shower Room
- Shared Garden
- Council Tax Band C
- Modern Electric Heating; EPC - C

Room Measurements

Lounge: 14'9 x 13'3 (4.50m x 4.05m)

Kitchen: 10'10 x 10'6 (3.30m x 3.20m)

Bedroom: 14'1 x 10'10 (4.30m x 3.30m)

Bedroom: 14'1 x 11'10 (4.30m x 3.60m)

Bedroom: 11'3 x 10'10 (3.44m x 3.30m)

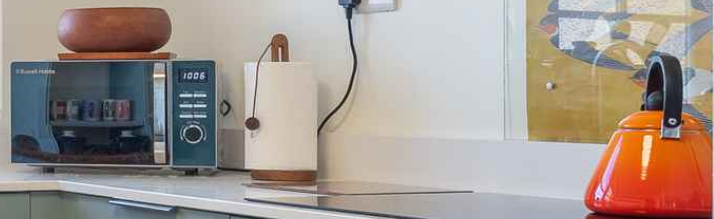
Bathroom: 10'10 x 6'7 (3.30m x 2.00m)

Shower Room: 6'5 x 3'11 (1.96m x 1.19m)



Offering generously proportioned accommodation on one level, the property combines period charm with modern comfort and features a range of attractive original and upgraded features throughout.





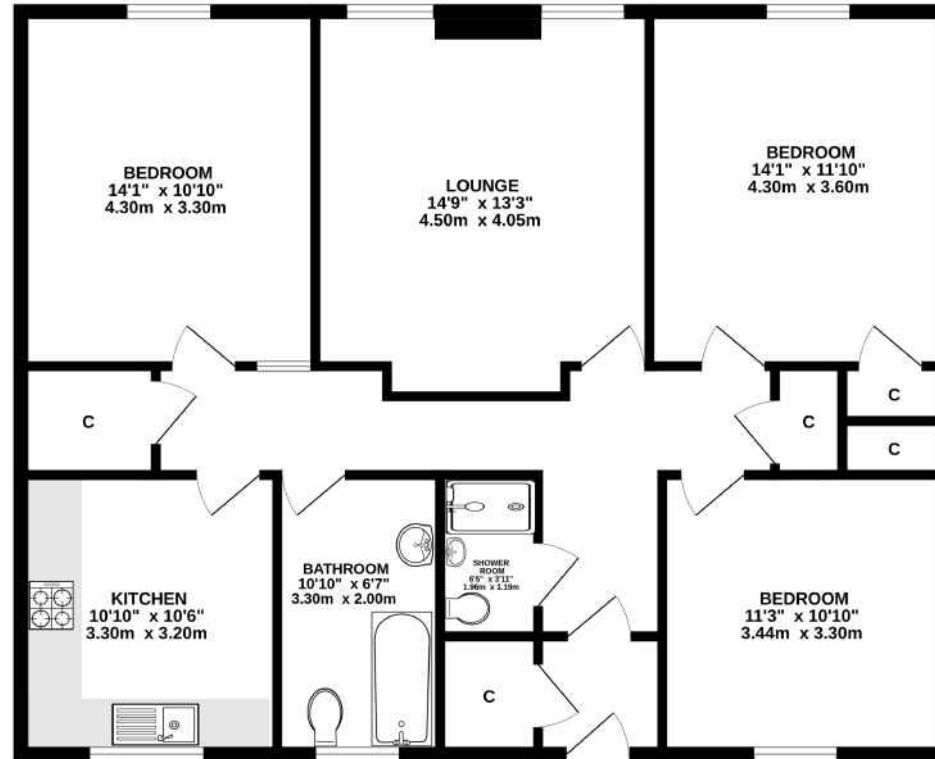


This is a truly unique and characterful home, offering a rare opportunity in a sought-after coastal location. Early viewing is highly recommended.



Floorplan

2ND 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 errors, omissions 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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