



Thorntons
The right way to move

41 Hayshead Road, Arbroath,
Angus DD11 5AT





Summary

Well-presented end-terrace villa, offering excellent potential set within a highly sought-after residential area, comprises: welcoming entrance hallway, spacious dual-aspect lounge showcasing attractive period features, kitchen/dining area, partially tiled wet room, box room currently utilised as a study, and two generous double bedrooms. The property benefits from double glazing, gas central heating, and ample storage throughout. All blinds, curtains, and floor coverings are included in the sale. Externally, there is off-street parking to the front and a private rear garden. The rear garden features a patio area, lawn, drying space, greenhouse and outhouse.

Features

- Mid Terrace Villa
- Popular Central Location
- Lounge
- Kitchen
- Wet Room
- 2 Bedrooms & Study
- GCH; DG; EPC - C
- Drive & Rear Garden
- Council Tax Band B

Room Measurements

Lounge/Diner: 18'1 x 10'2 (5.51m x 3.11m)

Kitchen: 10'7 x 10'3 (3.23m x 3.13m)

Bedroom: 14'10 x 8'10 (4.51m x 2.70m)

Bedroom: 14'10 x 9'2 (4.51m x 2.80m)

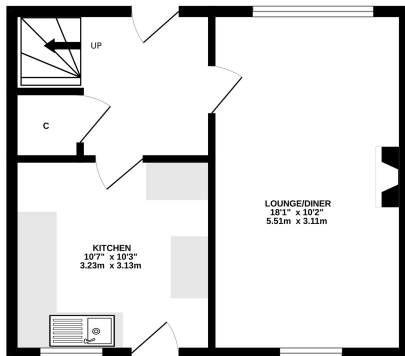
Box Room: 6'3 x 5'11 (1.90m x 1.80m)

Shower Room: 6'7 x 5'7 (2.00m x 1.69m)

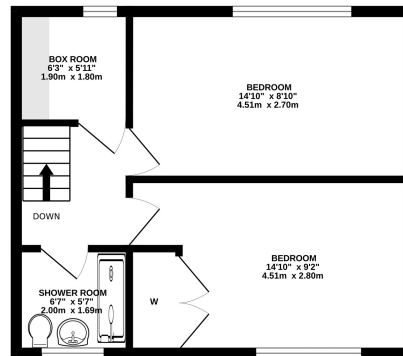


Floorplan

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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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