



Thorntons
The right way to move

64 Howard Street, Arbroath,
Angus, UK DD11 4DH





Summary

Attractive mid-terraced villa, set within a highly sought-after residential area of Arbroath, and comprises: entrance hallway, bright and spacious lounge, generous dining area, modern fitted kitchen is equipped with a range of wall and base units, W/C, contemporary partially tiled bathroom and three well-sized bedrooms. Further benefits include double glazing, gas-fired central heating, ample built in storage, a floored attic, and integrated appliances including a washing machine, fridge, freezer, built-in oven and microwave. All floor coverings, blinds, and curtains are included in the sale price. Externally, the property enjoys plentiful unallocated parking along with gardens to the front and rear.

Features

- Mid Terraced Villa
- Popular Central Location
- Lounge
- Dining Area
- Kitchen
- 3 Bedrooms
- Bathroom & Cloakroom WC
- GCH; DG; EPC - C
- Council Tax Band D

Room Measurements

Lounge: 15'9 x 11'6 (4.80m x 3.50m)
Dining Room: 10'10 x 7'10 (3.31m x 2.40m)
Kitchen: 10'6 x 9'11 (3.20m x 3.02m)
Bedroom: 11'2 x 10' 10 (3.40m x 3.30m)
Bedroom: 11'2 x 10' 10 (3.40m x 3.30m)
Bedroom: 9'10 x 7'7 (3.00m x 2.30m)
Bathroom: 6'11 x 6'7 (2.10m x 2.00m)
WC: 6'7 x 2'7 (2.00m x .08m)



The home provides well-proportioned accommodation,
finished to a high standard throughout.







This is a rare opportunity to purchase an elegant and well-presented home that will appeal to a broad range of purchasers.



A large, grey plastic storage box with a black lid and a latch, positioned on the left side of the garden. It is situated on a patch of artificial green grass.

A grey wicker lounge set consisting of a rectangular table, two square ottomans, and a curved sofa, all placed on a dark grey wooden deck.

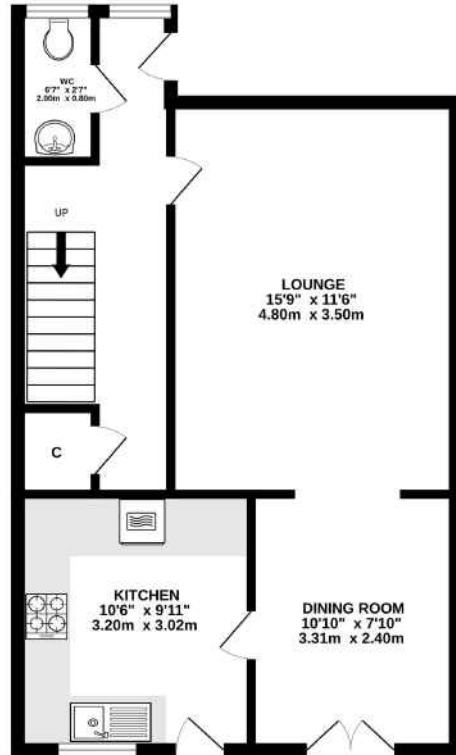
A large, dark grey planter box containing several plants, including a young tree, a bush with red flowers, and a mushroom-shaped garden ornament. The planter box is situated on a concrete patio area.

A row of residential buildings in the background, including a brick house with a chimney and a grey house with a satellite dish. A large, dark green tree is also visible behind the fence.

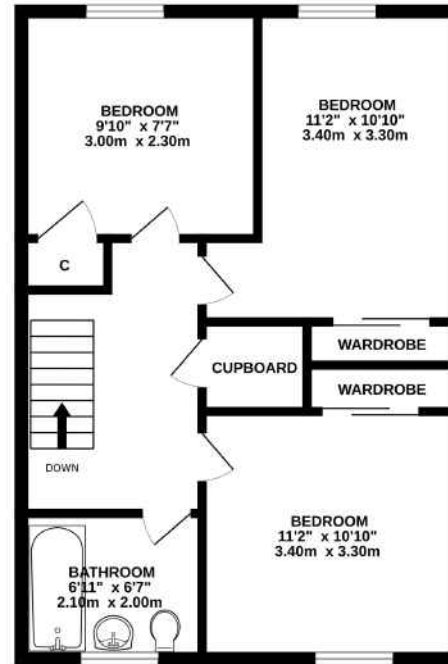
A bright blue sky with scattered white clouds, occupying the upper portion of the image.

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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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