

Thorntons
The right way to move

Flat 4, 9 Newgate Point, Hill Road, Arbroath, Angus DD11 1BX

1 | 2 | 1 | EPC C

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







Summary

Well-presented first-floor apartment, situated within a popular residential area of Arbroath, is accessed via a secure entry system and comprises: entrance hallway, bright dual-aspect lounge with panoramic sea views, spacious kitchen/dining room, partially tiled bathroom and two double bedrooms. Further benefits include gas central heating, double glazing, and attractive wood-panelled internal doors. The floor coverings, light fittings, dishwasher, and washer/dryer are all included within the sale price. Externally, there is a shared garden and drying area together with private residents' parking on an unallocated basis.

Features

- First Floor Apartment
- Sea views
- Secure Entry
- Entrance Hall, Storage Cupboards
- Lounge
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Resident Parking
- Council Tax Band C

Room Measurements

Lounge: 16'5 x 9'6 (5.00m x 2.90m)
Kitchen: 15'5 x 13'1 (4.70m x 4.00m)
Bedroom: 12'2 x 8'6 (3.70m x 2.60m)
Bedroom: 12'2 x 6'11 (3.70m x 2.10m)
Bathroom: 9'6 x 5'11 (2.90m x 1.80m)



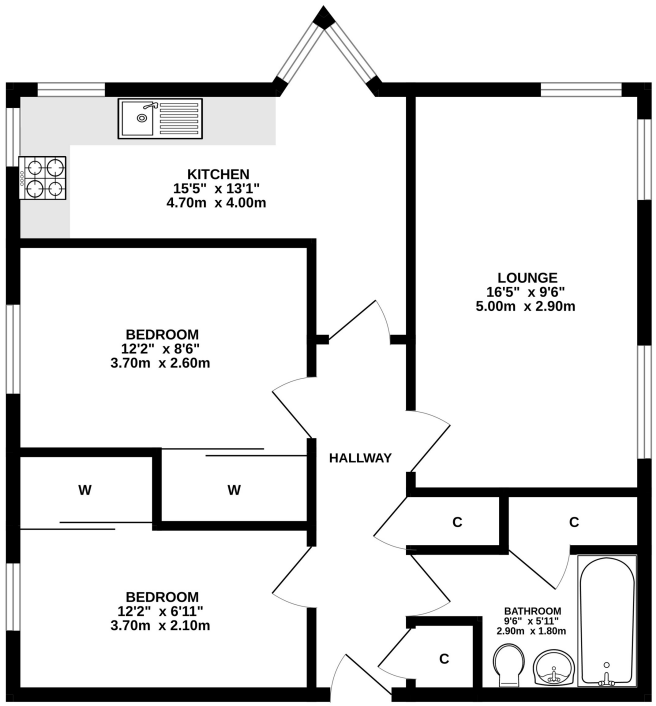






Floorplan

3RD 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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