

Thorntons
The right way to move

19 Grange Road, Arbroath,
Angus DD11 4EG

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EPC
C

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Summary

Well-proportioned three-bedroom terraced villa, in a popular residential area of Arbroath, comprises: bright lounge, spacious kitchen, three generously sized bedrooms, all benefiting from fitted storage, and a modern shower room. The property has been well maintained and benefits from a recently installed gas boiler, gas central heating, double glazing throughout, and new uPVC front and rear doors. Externally, the property enjoys gardens to the front and rear, a private driveway, and a timber shed providing additional outdoor storage.

Features

- 3 Bedroom Terraced Villa
- Bright Lounge with Dual Aspect Windows
- Kitchen with door to garden
- Modern Shower Room with Walk In Shower
- Gas Central Heating & Double Glazing
- Front & Rear Gardens with Driveway
- Ample Storage Throughout
- Popular Residential Area of Arbroath
- Early Viewing is Highly Recommended
- EPC C

Room Measurements

Lounge: 17'1 x 12'10 (5.20m x 3.90m)
Kitchen: 13'1 x 7'7 (4.00m x 2.30m)
Bedroom: 12'10 x 12'6 (3.90m x 3.80m)
Bedroom: 13'5 x 7'10 (4.10m x 2.40m)
Bedroom: 8'4 x 7'10 (2.53m x 2.40m)
Shower Room: 6'3 x 5'11 (1.90m 1.80m)



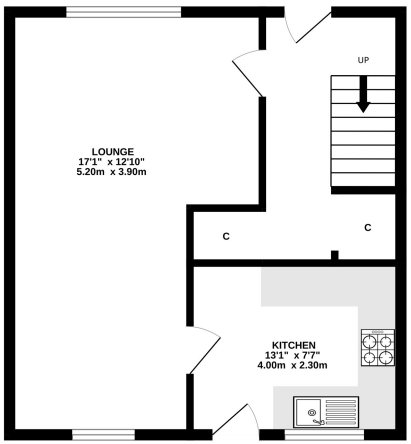




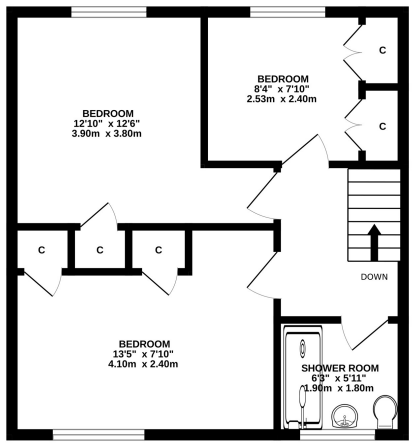


Floorplan

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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