

Thorntons
The right way to move

26 Warddykes Road, Arbroath,
Angus DD11 4AS

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







Summary

This attractive terraced villa is situated in a highly sought-after residential area, offering convenient access to local schools, public transport links, and a range of shopping amenities. The property benefits from double glazing and gas central heating, ensuring a comfortable and energy-efficient home. The accommodation comprises: spacious lounge, dining kitchen, shower room and two double bedrooms. Externally, the home enjoys well-maintained gardens to the front and rear. The rear garden features low-maintenance artificial grass, a drying area, and a timber shed, making it an ideal space for relaxing or entertaining outdoors.

Features

- Mid Terraced House
- Popular Residential Area
- Lounge
- Kitchen/Dining
- Shower Room
- 2 Bedrooms
- DG GCH
- Private Gardens
- Council Tax Band B

Room Measurements

Lounge 13'1" x 12'5" (4.00m x 3.79m)
Kitchen 12'5" x 8'11" (3.79m x 2.72m)
Bedroom 13'2" x 9'11" (4.01m x 3.01m)
Bedroom 13'2" x 9'11" (4.01m x 3.01m)
Shower room 5'11" x 5'3" (1.80m x 1.60m)



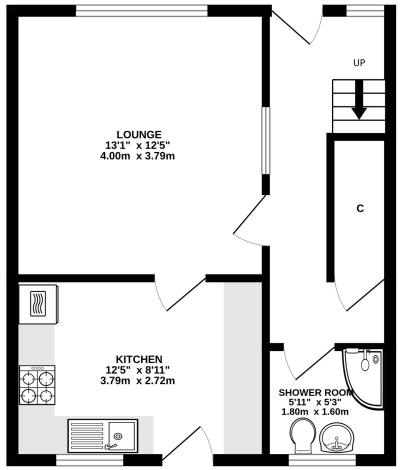




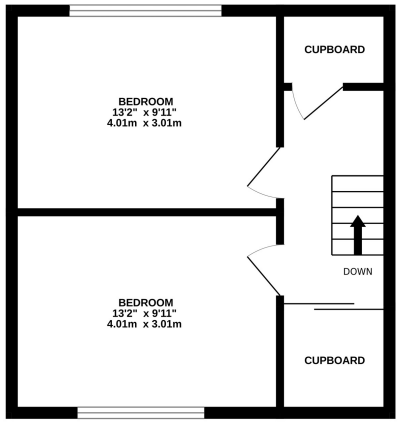


Floorplan

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

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

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

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

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

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

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

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

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

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

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@ThorntonsPropertyServices @ThorntonsProperty @ThorntonsPS