

Thorntons
The right way to move

1 Newton Crescent, Arbroath,
Angus DD11 3JY

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EPC
B

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Summary

Situated within a highly sought-after residential area, this attractive end-terraced villa offers an excellent opportunity for a wide range of buyers. Newton Crescent is conveniently located close to a variety of local amenities, including shops, schools, public transport links and recreational facilities. The accommodation comprises entrance hallway, dual-aspect lounge/dining room, kitchen with fridge freezer included, three bedrooms and family bathroom. Externally, the property enjoys private gardens to both the front and rear. Off-street parking is provided by a driveway to the front. The attractive rear garden features a patio area, timber shed, greenhouse and drying area, while the generous end-plot position provides additional side garden space.

Features

- End Terraced Villa
- Popular Residential Area
- Lounge/ Dining
- Kitchen
- Family Bathroom
- 3 Bedrooms
- DG GCH
- Drive & Gardens
- Solar Panels
- EPC B

Room Measurements

Lounge 18'1" x 10'10" (5.50m x 3.30m)
Kitchen 13'2" x 11'2" (4.01m x 3.40m)
Bedroom 12'6" x 9'10" (3.80m x 3.00m)
Bedroom 14'1" x 8'6" (4.30m x 2.60m)
Bedroom 9'3" x 7'10" (2.81m x 2.38m)
Bathroom 8'6" x 7'10" (2.60m x 2.40m)








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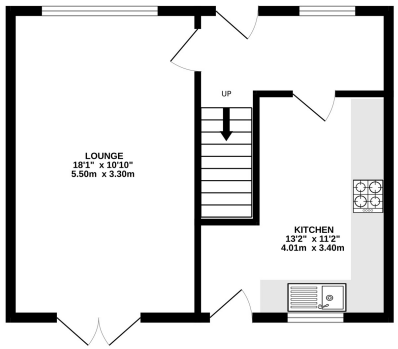
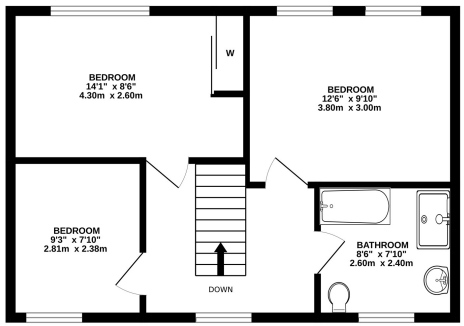
Floorplan

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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