

Thorntons
The right way to move

1 Kaims Croft, Arbroath, Angus
DD11 3NA

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EPC
C

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Summary

Well-presented ground floor apartment, ideally situated within a popular residential area, comprises: spacious lounge area with patio doors leading to the front garden, well-equipped fitted kitchen, and a dining area, two well-proportioned bedrooms and shower room finished with wet wall fittings. Further benefits include double glazing and gas central heating. Blinds, curtains, floor coverings and white goods — including a fridge freezer and washing machine — are all included in the sale price. Externally, the property enjoys a private garden to the front, in addition to the valuable benefit of an allocated parking space.

Features

- Ground Floor Apartment
- Sought After Location
- Open Plan Lounge / Dining Room / Kitchen
- 2 Bedrooms
- Shower Room
- GCH; DG; EPC - C
- Private Front Garden
- Allocated Parking
- Council Tax Band C

Room Measurements

Lounge: 13'9 x 13'1 (4.20m x 4.00m)
Kitchen: 9'10 x 7'10 (3.00m x 2.40m)
Bedroom: 12'10 x 7'11 (3.90m x 2.42m)
Bedroom: 12'10 x 8'10 (3.90m x 2.70m)
Shower Room: 7'2 x 6'1 (2.18m x 1.86m)



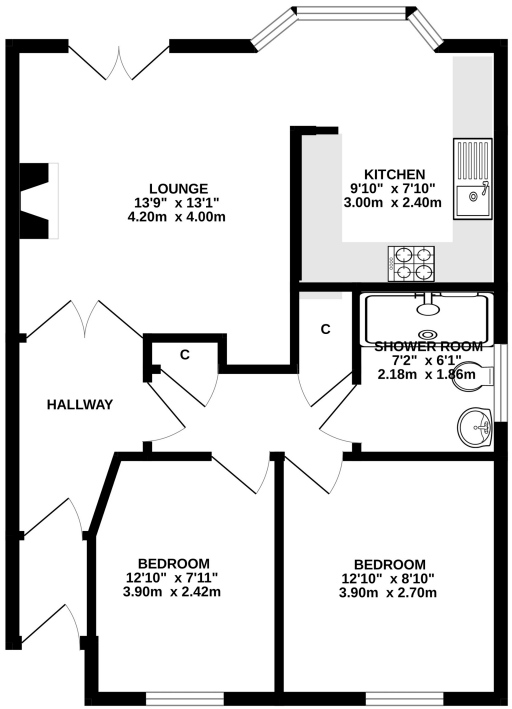






Floorplan

GROUND 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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