

Thorntons
The right way to move

20 Muirfield Place, Arbroath,
Angus DD11 3HJ

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EPC
C

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Summary

This is an excellent opportunity to acquire a well-presented semi-detached villa, ideally located within a popular and highly sought-after residential area of Arbroath. The accommodation comprises: welcoming entrance hallway with storage, a bright dual-aspect lounge/dining room, a fitted kitchen, modern bathroom, and three bedrooms, two of which benefit from built-in storage. Externally, the property features private front and rear gardens, together with two useful outhouses. Designed for ease of maintenance, the gardens incorporate a drying area, mature shrubs, and planting. Ample on-street parking is available nearby.

Features

- Semi Detached Villa
- Popular Residential Area
- Lounge/ Dining
- Kitchen
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Private Gardens
- Council Tax Band C

Room Measurements

Lounge/Diner: 23'7" x 13'5" (7.20m x 4.10m)
Kitchen/Breakfast room: 13'5" x 10'2" (4.10m x 3.10m)
Bedroom: 12'2" x 8'10" (3.10m x 1.70m)
Bedroom: 10'6" x 10'2" (3.19m x 3.10m)
Bedroom: 14'5" x 12'2" (4.40m x 3.70m)
Bathroom: 10'2" x 5'7" (3.10m x 1.70m)

Included in the sale are all floor coverings, curtains, and blinds.













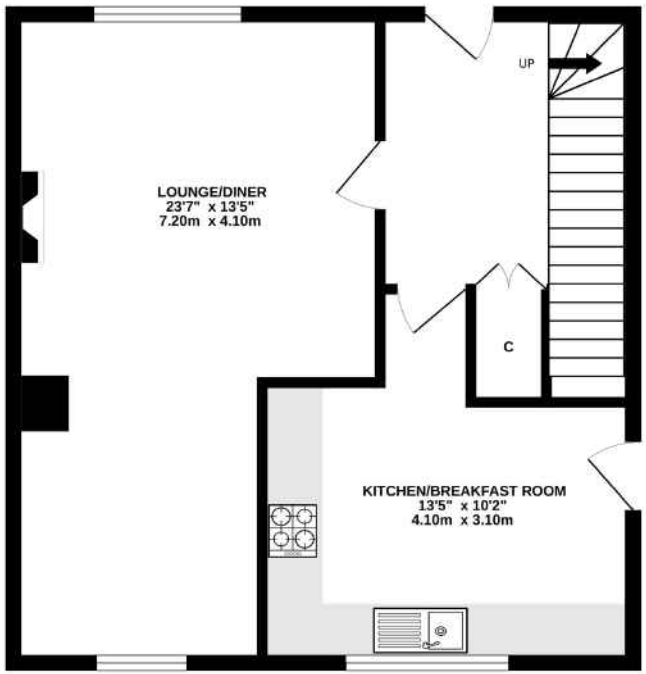


Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

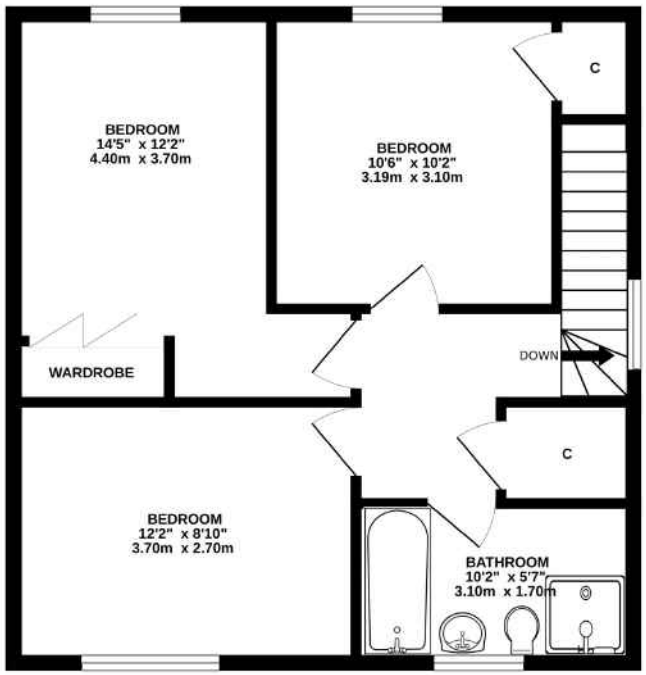


Floorplan

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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NO HIDDEN COSTS

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