

Thorntons
The right way to move

8 Muirfield Place, Arbroath,
Angus DD11 3HJ

2 | 2 | 2 | EPC D

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







## Summary

Attractive semi-detached villa situated within desirable residential area, comprises on the ground floor: an entrance porch leading into a spacious dual-aspect lounge and dining area, kitchen fitted with a range of wall and base units, benefitting from a family area to the front with direct access to the rear garden and a modern shower room. On the upper level, there are two well-proportioned bedrooms and a family bathroom. Further benefits include double glazing and gas central heating. All blinds, curtains and floor coverings are included within the sale price. Externally, the property enjoys private gardens to the front and rear, the enclosed rear garden features a patio area and lawn.

## Features

- Semi Detached Villa
- Popular Residential Area
- Lounge/Dining
- Kitchen
- 2 Bedrooms
- Private Gardens
- Shower Room & Bathroom
- Council Tax C
- DG, GCH, EPC D
- Ample on-street parking

## Room Measurements

Lounge 14'1" x 11'3" (4.29m x 3.43m)
Dining Area 9'7" x 8'11" (2.92m x 2.72m)
Kitchen/Family Room 24'4" x 11'3" (7.41m x 3.43m)
Shower Room 8'7" x 2'7" (2.61m x 0.80m)
Bedroom 14'1" x 10'0" (4.29m x 3.04m)
Bedroom 10'10" x 10'3" (3.31m x 3.12m)
Bathroom 6'11" x 5'3" (2.10m x 1.60m)



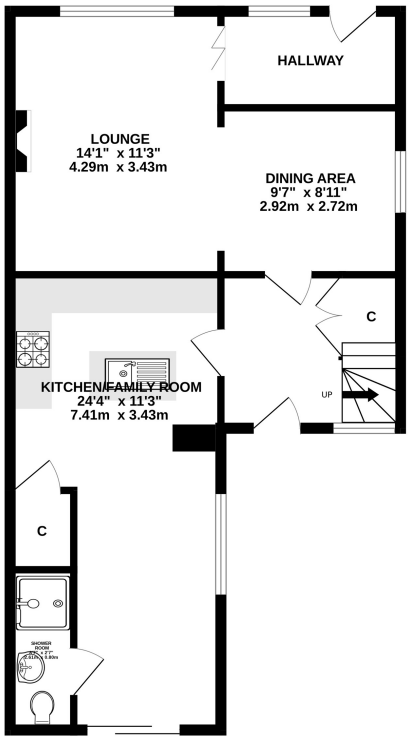




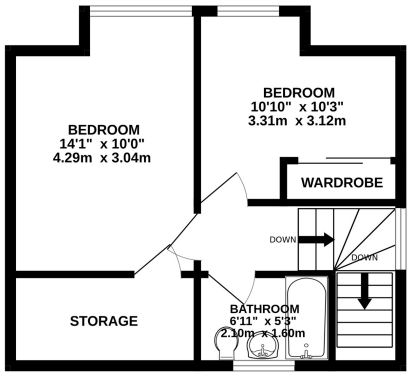


# Floorplan

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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