



41C Dishlandtown Street, Arbroath, DD11 1QU



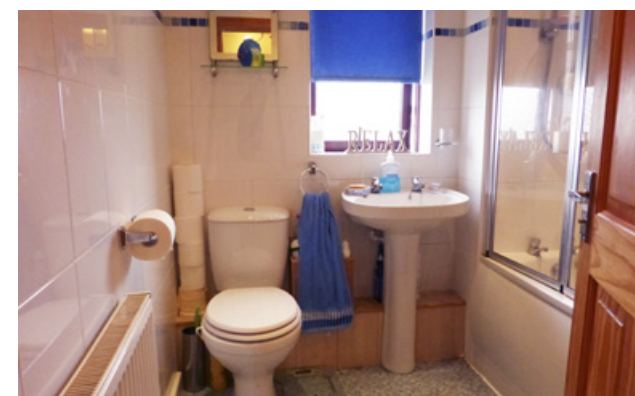
Attractive top floor flat situated within walking distance of Arbroath Train Station, a wide variety of shopping and recreational amenities.

The property, which benefits from double glazing, gas central heating and security entry system, offers well-presented accommodation throughout comprising entrance hall with storage cupboard, hatch giving access to attic space and most accommodation leading off. Bright, attractive lounge with rear facing window, storage cupboard, wall mounted gas fire, ample space for occasional furniture and door giving access to dining kitchen. Dining kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating steel sink unit and drainer, plumbing for automatic washing machine and dishwasher, space for fridge freezer and dining table. Two double bedrooms situated to the rear of the property with windows overlooking communal garden and shelved storage cupboards with additional storage above. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and bath with shower over. Private storage area on ground floor.

Externally there is a communal drying area to the rear of the property, off street parking (no designated areas).

Viewing is highly recommended to appreciate this immaculately presented home which would be an ideal first time or investment purchase.

- Attractive Top Floor Flat
- Convenient for Train Station, Shopping and Recreational Amenities
- Hall
- Lounge
- Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Security Entry System
- Off Street Parking
- Communal Drying Area to Rear
- Immaculate Condition Throughout
- Viewing Highly Recommended
- EPC Rating C



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## Room Dimensions

Lounge	16'2 x 11'5	(4.93m x 3.48m)
Dining Kitchen	10'6 x 10'0	(3.20m x 3.05m)
Bedroom	12'4 x 12'2	(3.76m x 3.71m)
Bedroom	12'6 x 10'2	(3.81m x 3.10m)
Bathroom	6'9 x 6'4	(2.06m x 1.93m)



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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