



59 Millgate Loan  
Arbroath  
DD11 1PG

**Description:**

This attractive ground floor apartment forms part of a modern, purpose built block accessed by a secure entry system. It is located in a popular residential area convenient for shops, public transport and recreational facilities.

The property, which benefits from, double glazing and electric heating, comprises: entrance hall with all accommodation off; spacious open plan lounge/kitchen with the kitchen area benefitting from modern wall mounted and base units, contrasting work surfaces extending to a breakfast bar which divides the 2 areas. French doors from the lounge area open out to the rear of the building. There are 2 double bedrooms both with fitted wardrobes and a bathroom is fitted with 3 piece white suite and vanity units.

Externally there is a private parking to the rear of the property.

EPC: D

**Location:**





- Ground Floor Apartment
- Spacious Open Plan Lounge/Kitchen
- 2 Bedrooms
- Bathroom
- Electric Storage Heating
- DG, EPC: D
- Secure Entry
- Private Parking

### Viewings & Enquiries:

Thorntons Property Services

165 High Street  
Arbroath  
DD11 1DR

Tel: 01241 876633

Ref: 24629



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Rooms	metres (approx)	feet/inches (approx)
Lounge/Kitchen	9.53m x 3.40m	31'3 x 11'2
Bedroom 1	3.00m x 2.95m	9'10 x 9'8
Bedroom 2	2.69m x 4.55m	8'10 x 14'11
Bathroom	2.08m x 2.06m	6'10 x 6'9

Rooms	metres (approx)	feet/inches (approx)



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