



66 Brechin Road, Arbroath, DD11 1SS

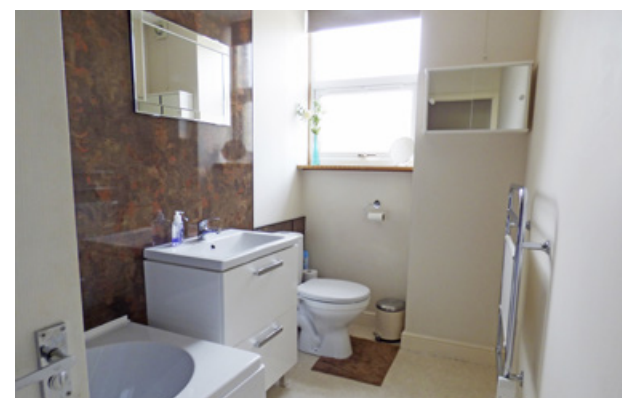
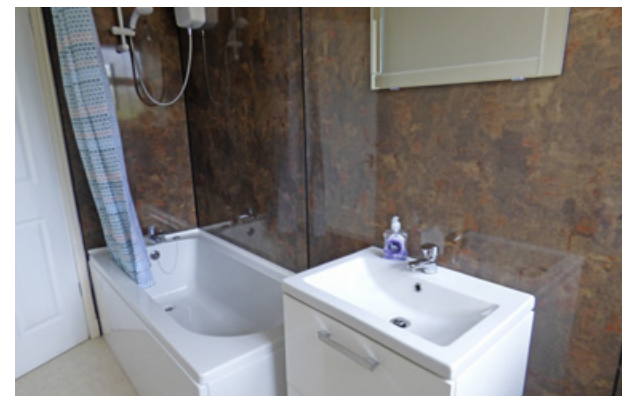


Attractive ground floor flat situated within a popular residential area convenient for public transport and shopping amenities.

The property, which would make an ideal first time purchase, comprises entrance hall with storage cupboards. Laminate flooring. Bright spacious lounge with rear facing window, doors giving access to both kitchen and bedroom two, ornate ceiling rose and ample space for occasional furniture. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, plumbing for automatic washing machine and two rear facing windows. Bedroom one is located to the front of the property with window and shelved wall recess. Bedroom two is located off the lounge and benefits from a rear facing window. Bathroom fitted with three piece white suite comprising WC, wash hand basin with storage below and bath with shower over.

Externally there is communal garden to the rear of the property and access to outhouse. Please note the furnishings and white goods may be purchased by separate negotiation. Viewing is highly recommended.

- Attractive Ground Floor Flat
- Ideal First Time Purchase
- Hall
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Communal Garden to Rear
- Immaculate Condition Throughout
- Viewing Highly Recommended
- EPC Rating F

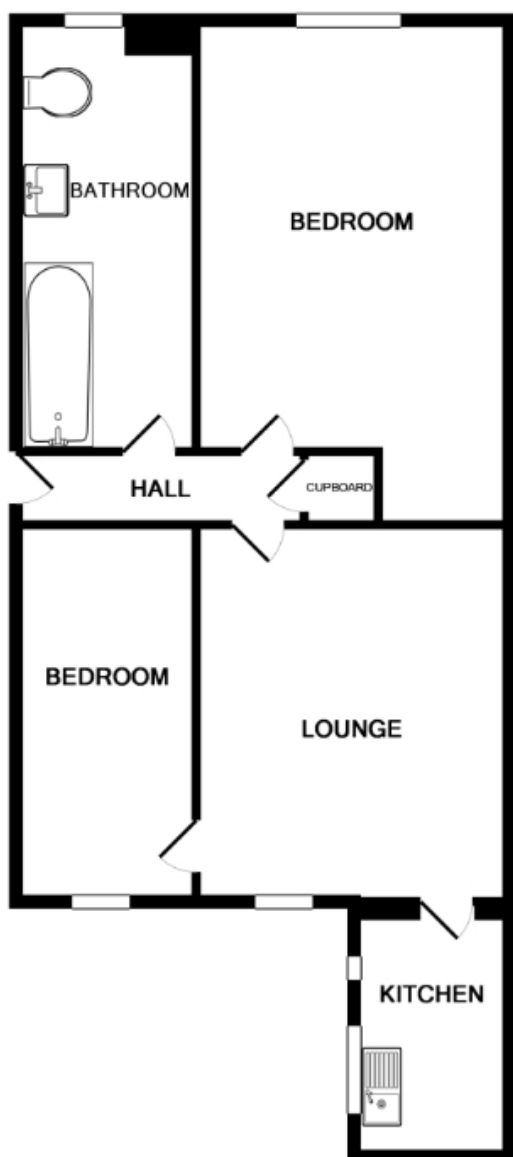


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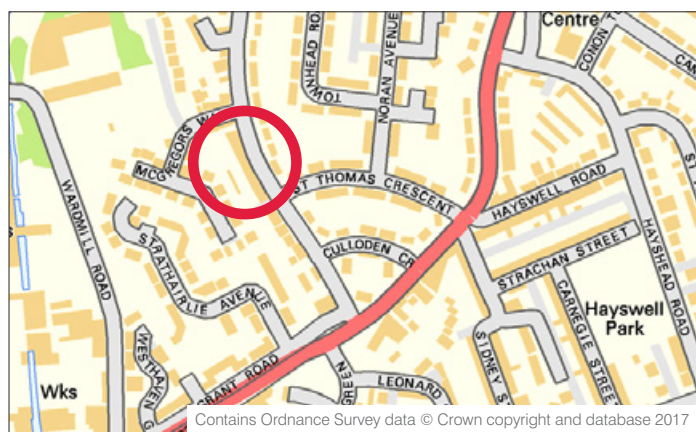


## Room Dimensions

Lounge	13'1 x 10'11	(3.99m x 3.33m)
Kitchen	7'9 x 6'2	(2.36m x 1.88m)
Bedroom	13'4 x 11'1	(4.06m x 3.38m)
Bedroom	13'11 x 5'9	(4.24m x 1.75m)
Bathroom	10'3 x 5'3	(3.12m x 1.60m)



Illustrative only. Not to scale.



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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.

Arbroath: 165 High Street, Arbroath, Angus, DD11 1DR

Tel: 01241 876633 | E: [arbroath@thorntons-law.co.uk](mailto:arbroath@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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