



21 Warddykes Path, Arbroath, DD11 4AT

This is an excellent opportunity to obtain a well presented end terraced villa which offers comfortable and spacious accommodation over two floor levels.

The subjects are in neutral decorative order and benefit from double glazing, gas central heating and will be sold with floor coverings, blinds and integrated gas hob, electric oven and extractor hood included.

Externally there are low maintenance gardens to front and rear with a useful shed. Ample parking is available within the parking bays close by.

Arbroath boasts a wide range of excellent services including schools, shops, recreational facilities and the popular harbour and shore areas.

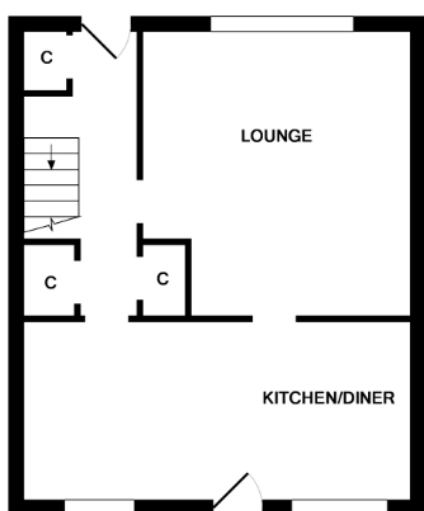
- End Terraced Villa
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens & Shed
- Ample Parking
- EPC Rating D



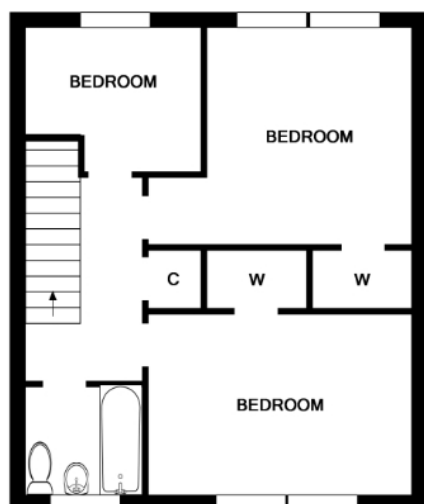
21 Wadddykes Path, Arbroath, DD11 4AT

## Room Dimensions

Lounge	14'8 x 13'3	(4.47m x 4.04m)
Dining Kitchen	20'0 x 8'3	(6.10m x 2.51m)
Bedroom 1	13'8 x 11'7	(4.17m x 3.53m)
Bedroom 2	13'7 x 9'3	(4.14m x 2.82m)
Bedroom 3	10'1 x 8'6	(3.07m x 2.59m)
Bathroom	6'4 x 5'7	(1.93m x 1.70m)



Ground Floor



First Floor

Illustrative only. Not to scale.



Thorntons is a trading name of Thorntons Law LLP.

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)

Anstruther | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews