



43A Lochlands Drive, Arbroath, DD11 3DT

Well presented ground floor flat situated within in a popular residential area convenient for public transport, shopping facilities and recreational amenities.

The property, which benefits from double glazing and gas central heating, comprises: entrance hall with all accommodation leading off. Laminate flooring. Well presented lounge with two rear facing windows, ample space for occasional furniture and recess area ideal as study area. Double bedroom situated to the front of the property with window, fitted wardrobes with matching wall mounted storage and additional cupboard housing central heating boiler. Modern shower room fitted with two piece white suite comprising WC and wash hand basin, separate shower cubicle, laminate flooring and xpelair.

Externally there is a communal drying area to the rear of the property. Viewing is highly recommended to appreciate this attractive home.

- Well Presented Ground Floor Flat
- Entrance Hall
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Communal Area to Rear
- Ideal First Time Purchase or Retirement Home
- Viewing Highly Recommended
- EPC Rating D

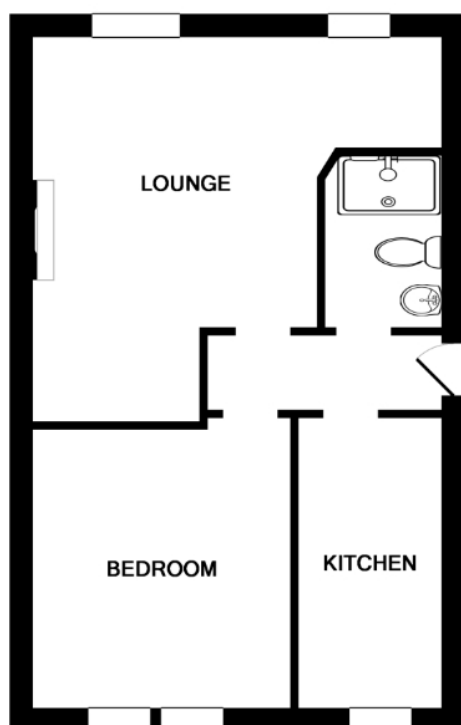


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Room Dimensions

Lounge	14'2 x 12'6	(4.32m x 3.81m)
Kitchen	11'5 x 6'5	(3.48m x 1.96m)
Bedroom	13'3 x 10'2	(4.04m x 3.10m)
Shower Room	5'5 x 4'10	(1.65m x 1.47m)



Illustrative only. Not to scale.



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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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