



25 Marywell

| By Arbroath | DD11 5RH

**Thorntons**   
*Let's get a move on!*

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Offers Over £99,000



Well presented semi-detached cottage situated within the popular village of Marywell which lies on the outskirts of Arbroath. Arbroath offers a wide range of amenities.





The property which benefits from double glazing and electric heating and comprises: Entrance vestibule. Hallway with stairs leading to floored attic space. Attractive lounge with double glazed doors leading to garden, space for occasional furniture and two side facing windows. Dining kitchen with both wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, integral appliances include oven, hob, extractor, fridge, freezer and dishwasher and ample space for dining table. Two double bedrooms which both benefit from fitted wardrobes. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and bath with shower over. Separate cloaks WC.

Mature well stocked garden to the rear of the property.

EPC - D



- Attr Semi-Det Cottage
- Entrance Vestibule
- Lounge
- Fitted Kitchen
- 2 Bedrooms
- Bathroom, Cloaks WC
- DG, Electric Heating
- Encl garden to rear
- Viewing highly recomm
- EPC Rating - D



Lounge	14'4 x 13'1 4.37m x 3.99m
Kitchen	13' x 10' 3.96m x 3.05m
Bedroom 1	13'7 x 9'8 4.14m x 2.95m
Bedroom 2	10'1 x 7'9 3.07m x 2.36m

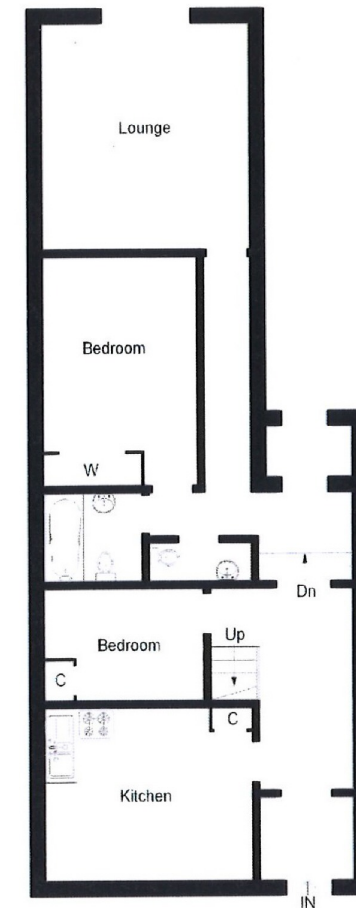


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