



46 St Abbs Road

| Arbroath | DD11 5AS

Thorntons 
Let's get a move on!

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Offers Over £100,000



Spacious mid terraced villa situated within a popular residential area convenient for schools, public transport and recreational amenities. The property which benefits from double glazing and electric heating comprises:



Entrance hall with stairs leading to upper floor. Spacious lounge with feature fireplace incorporating electric flame effect fire, wall mounted display area and glazed door leading to kitchen. Kitchen fitted with both wall mounted and base units, matching work surfaces incorporating stainless steel sink unit and drainer, space for washing machine and cooker, door leading to rear garden and additional door leading to rear hall. Rear hall with storage area and door leading to garden. Upper hall with hatch giving access to attic space. Two bedrooms to the front of the property with storage cupboards. Additional bedroom to the rear of the property. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and bath. Gardens to both the front and rear with lawn and a wide variety of trees, plants and shrubs. Viewing recommended. EPC - D



- Spacious Mid Terraced Villa
- Entrance Hall, Lounge
- Kitchen, Rear Hall
- 3 Bedrooms
- Family Bathroom
- DG, Electric Heating
- Gardens front & rear
- Ideal first time purchase
- Viewing recommended
- EPC - D

Lounge	19'10 x 10'5 6.05m x 3.18m
Kitchen	10'9 x 9'4 3.28m x 2.84m
Rear Hall	9'1 x 6' 2.77m x 1.83m
Bedroom	13' x 11'7 3.96m x 3.53m
Bedroom	13'5 x 7'11 4.09m x 2.41m
Bedroom	11'7 x 6' 3.53m x 1.83m
Family Bathroom	8'9 x 5'7 2.67m x 1.70m



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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