



8A Bank Street

| Arbroath | DD11 1RH

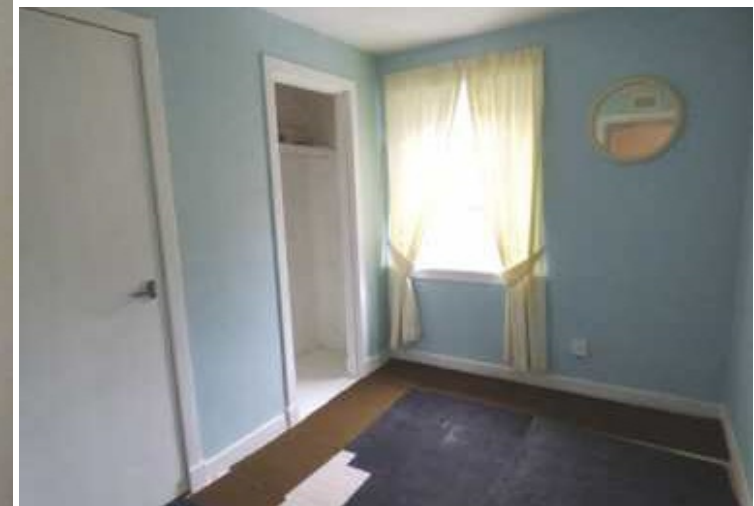
Thorntons 
Let's get a move on!

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Offers Over £45,000



Spacious first and top floor maisonette situated within a popular residential area convenient for a wide range of shopping amenities, recreational facilities and public transport. The property which is in need of some upgrading benefits from partial double glazing and electric heating comprising:



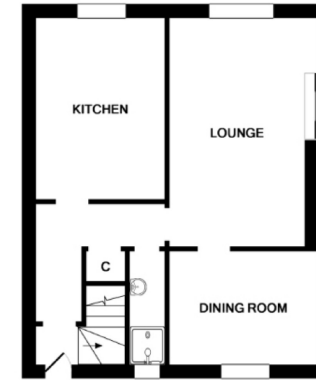
Entrance hall with stairs leading to upper floor and storage cupboard below. Spacious lounge with front facing window, ample space for occasional furniture and door giving access to dining room. Dining room located to the rear of the property with window overlooking garden area and could be utilised as bedroom four. Kitchen with wall mounted and base units, contrasting work surfaces incorporating coloured sink unit and drainer, space for fridge and freezer, front facing window. Shower room fitted with wash hand basin and shower unit. Upper hall with all accommodation leading off. Bedroom one is located to the rear of the property with recess ideal for fitted wardrobes. Two additional bedrooms located to the front of the property, one with shelved cupboard and the other with shelved cupboard and recess for wardrobe. Cloaks WC fitted with two piece white suite comprising WC and wash hand basin.

Externally there are two outhouses and a wide variety of trees, plants and shrubs. Communal drying area. Viewing is recommended to appreciate this spacious home. EPC - E.

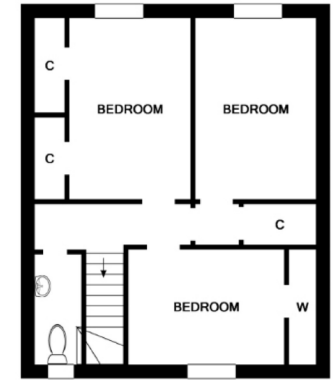


- Spacious First & Top Floor Maisonette
- Entrance Hall, Lounge
- Dining Room, Kitchen
- 3 Bedrooms
- Shower Room, Cloaks WC
- Partial DG, Electric Htg.
- Garden area to rear
- In need of upgrading
- Viewing recommended
- EPC - E

Lounge	14'1 x 9'9 4.29m x 2.97m
Dining Room	9'3 x 7'7 2.82m x 2.31m
Kitchen	10'5 x 9' 3.18m x 2.74m
Bedroom	10'9 x 10' 3.28m x 3.05m
Bedroom	9'3 x 8'10 2.82m x 2.69m
Bedroom	9'2 x 7'1 2.79m x 2.16m
Shower Room	5'10 x 3'1 1.78m x 0.94m
Cloaks WC	7'4 x 2'10 2.24m x 0.86m



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 mis-statement. 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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