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Thorntons 
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26C Gowan Street

| Arbroath | DD11 2BH

Offers Over £55,000

Lounge	12'3 x 9'3	3.73m x 2.82m
Kitchen	9'5 x 4'9	2.87m x 1.45m
Bedroom	10'8 x 8'9	3.25m x 2.67m
Shower Room	7'1 x 5'7	2.16m x 1.70m

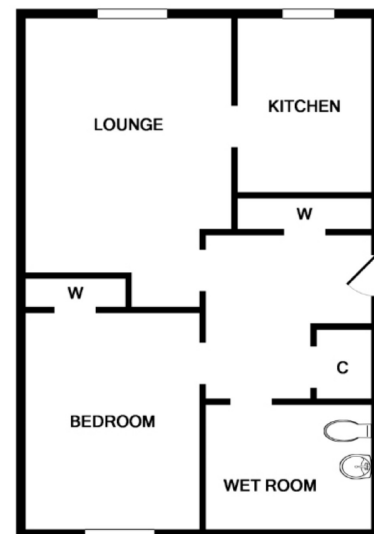


Attractive ground floor flat situated within walking distance of the train station, a variety of shopping amenities and public transport.

The property benefits from double glazing and electric heating and comprises: entrance hall with laminate flooring and 2 storage cupboards. Attractive lounge with gas fire, door giving access to kitchen, ample space for occasional furniture and laminate flooring. Kitchen is fitted with both wall mounted and base units, contrasting work surfaces, washing machine and electric cooker are included in the sale. Bedroom is located to the rear with double wardrobe and window overlooking garden. Shower room fitted with 2 piece white suite comprising WC, wash hand basin and shower area. Externally there is an easily maintained garden area to the rear. Viewing is recommended. EPC: E



- Attractive Ground Floor Flat
- Walking Distance to Train Station
- Entrance Hall
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing



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