



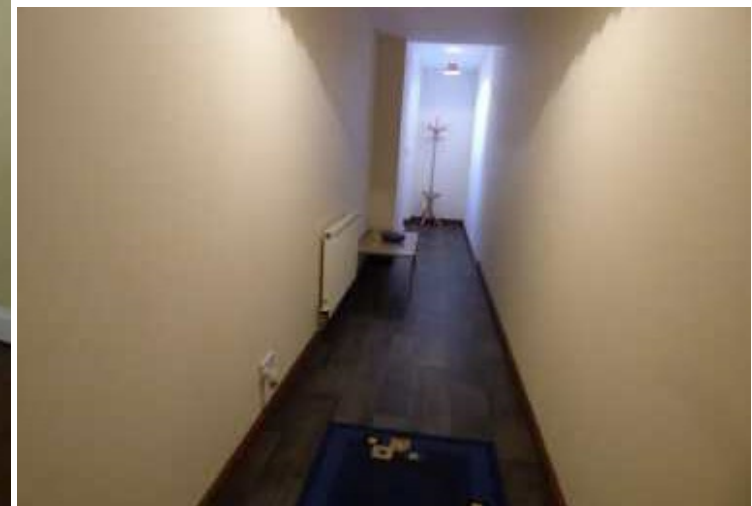
1 Inverbrothock House, St Vigeans Rd

| Arbroath | DD11 4ED

Thorntons 
Let's get a move on!



Attractive main door ground floor apartment forming part of Inverbrothock House which is convenient for shopping amenities, recreational facilities and public transport.



The property which benefits from double glazing and gas central heating comprises:

L-shaped hall with three stairs leading to upper hallway with all accommodation leading off. Well presented lounge with ample space for occasional furniture, front facing window and open plan to kitchen. The kitchen is fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, oven, hob, extractor and breakfast bar. Double bedroom with side facing window and double mirror fronted wardrobe. Shower room fitted with two piece white suite comprising WC, wash hand basin, separate shower cubicle and heated towel rail. Utility room with plumbing for automatic washing machine and space for fridge. Externally there is a designated parking space.

Inverbrothock House boasts a well maintained communal area which includes a seating area.

Viewing is highly recommended.



- EPC: C
- Main Door Ground Floor Apartment forming part of Inverbrothock House
- L-shaped Hall
- Open Plan Lounge/Kitchen
- Double Bedroom, Shower Room
- Utility Room, DG, Gas CH
- Parking Space
- Access to communal areas
- Viewing highly recommended

Lounge/Kitchen	18'7 x 11' 5.66m x 3.35m
Bedroom	14'6 x 9'5 (at widest point) 4.42m x 2.87m (at widest point)
Shower Room	5'3 x 3'1 1.60m x 0.94m
Utility Room	6'2 x 4'4 1.88m x 1.32m

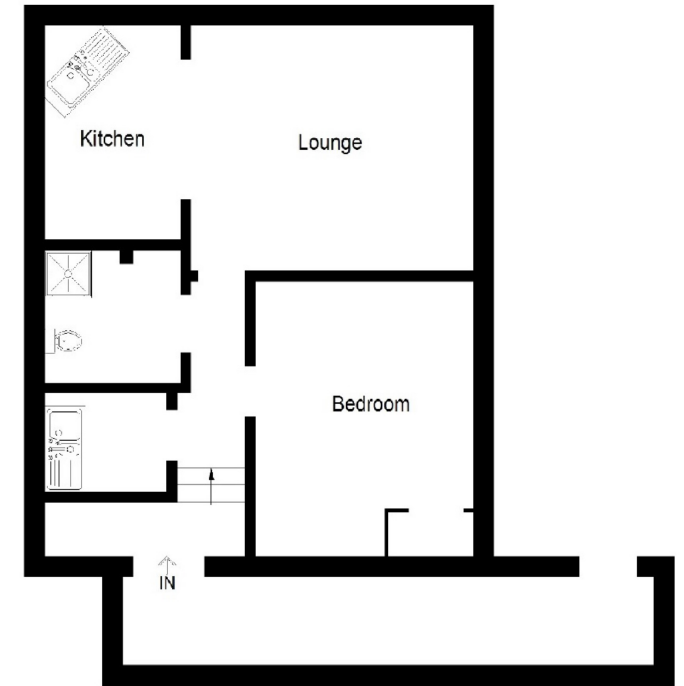


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