



23 Elliot Street
| Arbroath | DD11 3BA

Thorntons 
Let's get a move on!



Well presented semi-detached bungalow situated within a popular residential area convenient for public transport, shopping and recreational facilities. The property which benefits from double glazing and gas central heating comprises: entrance vestibule with glazed door giving access to hall. Hall with hatch giving access to attic space, storage cupboard and quality laminate flooring. Bright attractive lounge with front facing window overlooking garden, quality laminate flooring, wall mounted electric flame effect fire, ample space for occasional furniture. Dining kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, plumbing for automatic washing machine, oven, hob, extractor, space for dining table.



Bedroom one is located to the rear of the property with mirror fronted wardrobes and vinyl flooring. Bedroom two also located to the rear of the property with laminate flooring. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and bath with shower over.

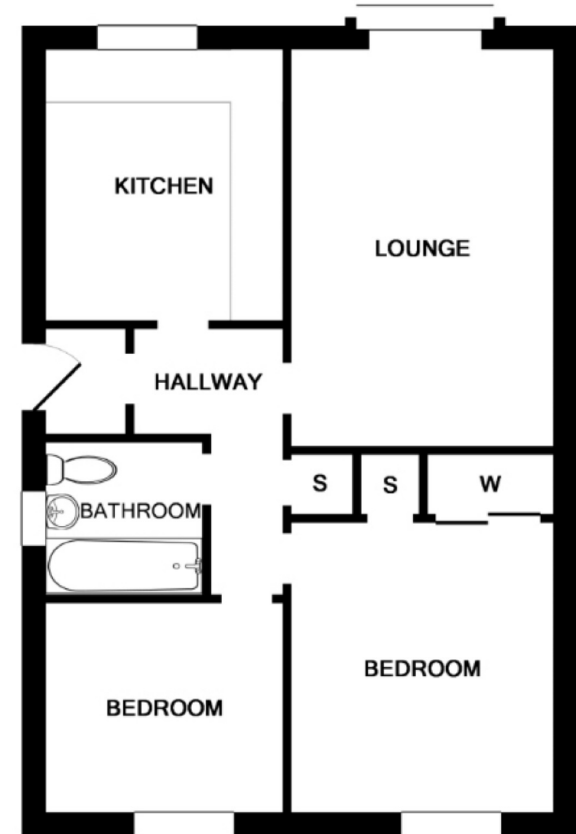
Externally the garden to the front has been laid with easy maintenance in mind and there is off-street parking. To the rear of the property there is an enclosed well stocked garden offering a lawn area and a wide variety of plants, shrubs, greenhouse and shed.



- Well Presented Semi-Detached Bungalow
- Entrance Vestibule
- Hall, Lounge
- Dining Kitchen
- 2 Bedrooms
- Family Bathroom
- DG, Gas CH, EPC C
- Mature Well Stocked Gardens
- Off-Street Parking



Entrance Vestibule	3'2 x 2'9 0.97m x 0.84m
Lounge	15'2 x 10'5 4.62m x 3.18m
Dining Kitchen	10'5 x 8'10 3.18m x 2.69m
Bedroom	11'10 x 8'10 3.61m x 2.69m
Bedroom	10'7 x 8'7 3.23m x 2.62m
Family Bathroom	6'5 x 5'6 1.96m x 1.68m



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