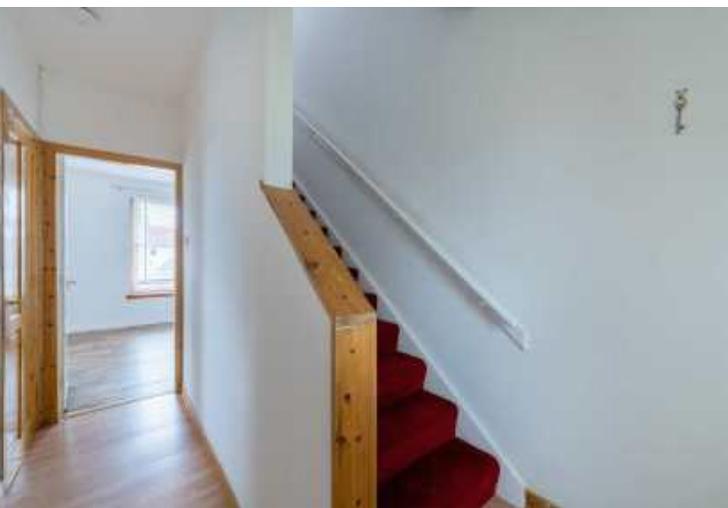




19 Russell Square

| Arbroath | DD11 3DQ

Thorntons 
Let's get a move on!



Centrally located with the Town of Arbroath, this first floor maisonette offers spacious accommodation formed over two floors. Presented to the market in good internal and external condition, the property is likely to make an attractive purchase for a range of buyers from investors to first time purchasers.



The property offers a convenient location just a few minutes from plentiful local shopping, schooling and public transport links.

Internal accommodation is spacious to comprise: entrance hallway with deep storage cupboard off, modern kitchen fitted with a range of wall and base units with integral appliances included, bright lounge with twin windows, fireplace focal point which offers ample space for casual dining. The first floor provides two excellent sized double bedrooms, box/storage room and family bathroom fitted with modern quality sanitary wares.

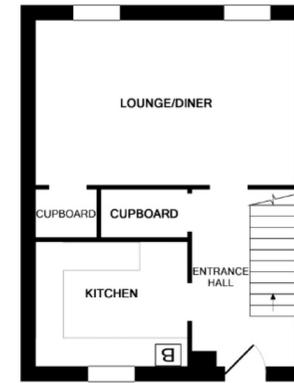
Externally the property enjoys access to well tended residents gardens mainly laid to lawn with communal drying area.



- Centrally located Flat
- First Floor maisonette
- Good Condition
- Modern kitchen
- Spacious lounge
- Two double bedrooms
- Box room
- Bathroom
- GCH & DG, EPC - D
- Well tended communal gardens



Hall	11'4 x 6'4 3.45m x 1.93m
Kitchen	10'2 x 9'1 3.10m x 2.77m
Dining Lounge	17'2 x 11'1 5.23m x 3.38m
Box Room/Store	6'9 x 3'3 2.06m x 0.99m
Bedroom 1	12'4 x 10'1 3.76m x 3.07m
Bedroom 2	8'4 x 9'7 2.54m x 2.92m
Bathroom	6'6 x 6'6 1.98m x 1.98m



1ST FLOOR



ATTIC FLOOR