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Thorntons 
The right way to move



4D Carnegie Street

| Arbroath | DD11 1TX



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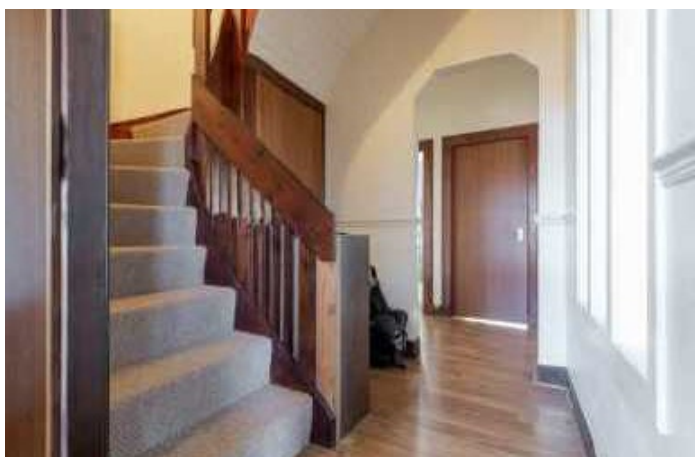
Offers Over £105,000

Impressive first floor and attic flat situated within a popular residential area. The property which offers spacious accommodation over 2 levels benefits from double glazing and gas central heating. Accommodation: Hall with storage cupboard, laminate flooring, stairs leading to upper floor and cupboard below. Bright attractive lounge with feature fireplace incorporating wood burning stove, front facing window, ample space for occasional furniture. open plan to dining area with double glazed window and space for dining table. Fitted dining kitchen with both wall mounted and base units, contrasting work surfaces and matching breakfast bar, oven, hob and cooker hood, integral fridge and freezer, plumbing for automatic washing machine and rear facing window. Bathroom with 3 piece modern suite comprising w.c., wash hand basin and bath with shower over. Bedroom 1 is located on the first floor and can be utilised as a dining room with rear facing window overlooking garden. Upper hall with storage cupboard. Bedroom two benefits from 2 velux windows located to the rear of the property. Bedroom three has 2 velux windows and storage cupboard. Externally there is a communal drying area and private garden area. Viewing is highly recommended. EPC: D



- Impressive 1st Floor & Attic Flat Accommodation Over 2 Levels
- Upgraded To A High Standard
- Hall, Lounge/Dining Area
- Dining Kitchen, 3 Bedrooms

- Family Bathroom DG, GCH
- Private Garden Area To Rear
- Viewing Highly Recommended
- EPC: D

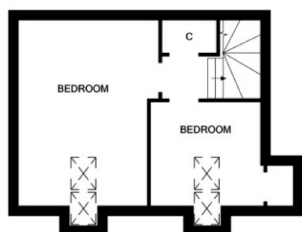




Lounge	13'0 x 12'8	3.96m x 3.86m
Dining Area	9'9 x 5'6	2.97m x 1.68m
Dining Kitchen	10'7 x 10'3	3.23m x 3.12m
Bedroom	16'8 x 9'1	5.08m x 2.77m
Bedroom	12'8 x 8'11	3.86m x 2.72m
Bedroom	10'0 x 9'4	3.05m x 2.84m
Family Bathroom	10'9 x 6'0	3.28m x 1.83m



1ST FLOOR



ATTIC FLOOR

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