



## 4D Brothock Bridge

| Arbroath | DD11 1NG

**Thorntons**   
The right way to move





Attractive First Floor Flat situated in the heart of Arbroath conveniently located for a wide range of shopping amenities, recreational facilities and public transport including local train and bus stations.



The property has been refurbished including; fresh decoration, new carpets/vinyl, new Worcester boiler (installed on 13/12/2019) with optional Hive system, so is remotely programmable by mobile phone. The property benefits from double glazing (installed in the latter half of 2018, with guarantee), gas central heating and security entry system comprises Entrance Hall with all accommodation leading off, two storage cupboards. Bright lounge with side facing window, ample space for occasional furniture. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit, plumbing for washing machine, space for cooker, side facing window. Bedroom with two windows. Shower Room fitted with two piece suite, separate shower cubicle, window.

The communal lobby has recently been refurbished and is very tidy.

Viewing is highly recommended to appreciate this well presented home. EPC: D



- Attractive 1st Floor Flat
- Convenient For Local Amenities
- Ideal First Time Purchase or BTL rental
- Hall, Lounge, Fitted Kitchen
- Bedroom, Shower Room
- DG; GCH; EPC - D
- Security Entry System
- Move In Condition
- Viewing Highly Recommended



Lounge	10'3 x 9'5 3.12m x 2.87m
Kitchen	7'5 x 5'10 2.26m x 1.78m
Bedroom	16'6 x 6'1 5.03m x 1.85m
Shower Room	6'8 x 6'4 2.03m x 1.93m

