



94 Priory Crescent

| Arbroath | DD11 1TL

Thorntons 
The right way to move



Main Door First Floor Flat situated within a popular residential area convenient for public transport, shopping facilities and educational amenities.

The property which benefits from double glazing comprises, Entrance Hall with stairs leading to hall. Hall with all accommodation leading off, hatch giving access to attic space, storage cupboard. Bright attractive Lounge with front facing window, ample space for occasional furniture, cupboard housing central heating boiler. Kitchen fitted with both wall mounted and base units, contrasting work surfaces, space for cooker, rear facing window, laminate flooring. 3 Double Bedrooms, Bathroom with three piece suite, shower over bath, rear facing window.



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Externally there is a garden area to the front of the property, to the rear there is a shared drying green and additional private area.

Viewing is highly recommended. EPC Rating - D.



- Main Door First Floor Flat
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen, 3 Double Bedrooms
- Family Bathroom,
- Double Glazing, Gas C.H.
- Gardens Front & Rear
- Ideal First Time Purchase
- Viewing Highly Recommended
- EPC: D



Lounge	16'5 x 11'6 5.00m x 3.51m
Kitchen	10'1 x 9'0 3.07m x 2.74m
Bedroom	14'4 x 12'4 4.37m x 3.76m
Bedroom	14'10 x 9'1 4.52m x 2.77m
Bedroom	11'8 x 10'1 3.56m x 3.07m
Bathroom	8'6 x 5'5 2.59m x 1.65m



GROUND FLOOR



1ST FLOOR