



45 West Abbey Street

| Arbroath | DD11 1EQ

Thorntons 
The right way to move



Attractive End Terraced Villa situated within walking distance of Arbroath High Street which offers a wide range of shopping amenities, recreational facilities and conveniently located for public transport.

The property which benefits from double glazing and gas central heating comprises Hall with stairs leading to upper floor, two storage cupboards, access to lounge and dining kitchen. Lounge with front facing window, shelved wall recess, ample space for occasional furniture. Dining Kitchen with both wall mounted and base units, integral oven, grill, hob, extractor, two rear facing windows. Upper Hall with two storage cupboards, hatch to attic space. Two Bedrooms with double glazed windows. Bathroom with three piece suite,



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Externally there is an enclosed private garden to the rear of the property.

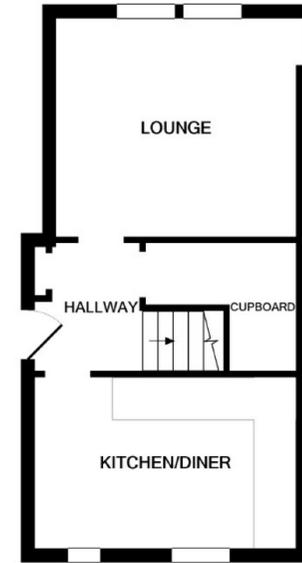
Viewing highly recommended. EPC: D



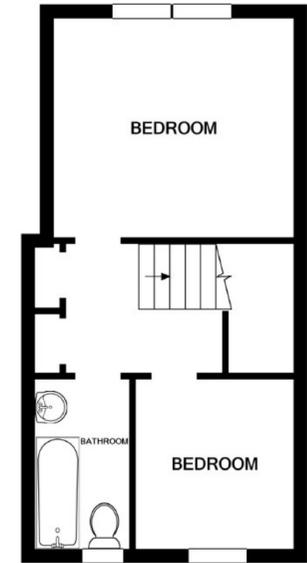
- Attractive End Terraced Villa
- Popular Central Location
- Hall, Lounge, Dining Kitchen
- Two Bedrooms, Bathroom
- Double Glazing, Gas CH
- Private Garden To Rear
- Ideal First Time Purchase
- Viewing Highly Recommended
- EPC: D



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|----------------|------------------------------|
| Lounge | 13'0 x 9'0 3.96m x 2.74m |
| Dining Kitchen | 13'5 x 8'7 4.09m x 2.62m |
| Bedroom | 13'5 x 11'7 4.09m x 3.53m |
| Bedroom | 8'8 x 8'6 2.64m x 2.59m |
| Bathroom | 8'8 x 5'1 2.64m x 1.55m |



GROUND FLOOR



1ST FLOOR

aspc êspc fifespc pspc tspc spc scotland

