



75 Millgate Loan

| Arbroath | DD11 1PG

Thorntons 
The right way to move



Located in the centre of Arbroath, this impressive modern apartment is presented to the market in immaculate condition. The property is well positioned offering easy access to a wide range of amenities including shopping facilities, schools and a regular train/bus link on the main East Scotland line.

Accessed via a security entry system and well maintained residents halls, the flat is located on the first (top floor) of a self contained block of four apartments.

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The property which benefits from double glazing and electric heating comprises, reception hallway, open plan lounge/kitchen with both front and rear facing windows, ample space for occasional furniture, modern fitted kitchen with integrated hob, oven, extractor hood and washing machine. There are two well proportioned double bedrooms both with built in wardrobes and a modern bathroom with white suite and shower over bath.

Externally, the development is well tended and there is allocated residents parking provided.

Viewing is highly recommended. EPC - C.



- Attractive Modern Apartment
- Popular Central Location
- Entrance Hall, Open Plan Lounge/Fitted Kitchen
- Two Double Bedrooms
- Fitted Wardrobes, Bathroom
- Electric Heating; DG; EPC - C
- Allocated Parking
- Move In Condition
- Viewing Highly Recommended



Lounge/Kitchen	31'7 x 11'9 9.63m x 3.58m
Bedroom	10'3 x 9'10 3.12m x 3.00m
Bedroom	9'11 x 9'0 3.02m x 2.74m
Bathroom	6'10 x 6'9 2.08m x 2.06m



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