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Thorntons 
The right way to move



85 Keptie Street
| Arbroath | DD11 3AN



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Offers Over £190,000

An opportunity has arisen to obtain a well maintained and extremely spacious end terraced villa which is located in a prime central location with all amenities to hand.

This generously proportioned family home is in tasteful decorative order, benefits from double glazing, gas central heating and will be sold with floor coverings and blinds included. There are ample storage facilities throughout the property - including within the attic and eaves areas. The accommodation comprises: lounge, kitchen with adjacent dining area, 3 double bedrooms and a large, modern shower room.

Externally, the extensive enclosed rear garden has wood decking patio, shed, lawn, mature shrubs and is thought to be well suited to outdoor dining and entertaining.

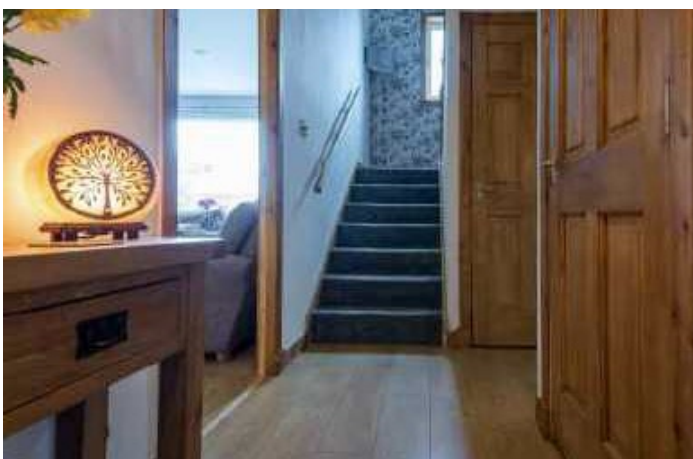
The popular Angus town of Arbroath boasts a wide range of services including schools, recreational activities, shops, restaurants, the picturesque harbour and shore areas and has easy access to the cities of Aberdeen and Dundee.

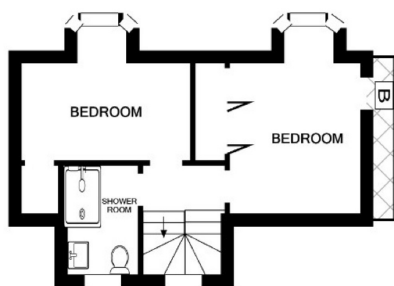
Early viewing is highly recommended. EPC - C.



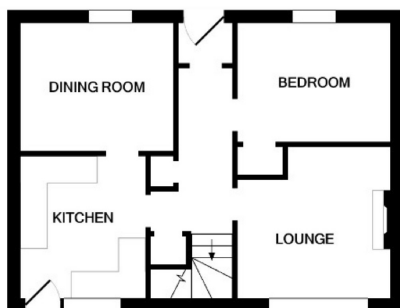
- End Terraced Villa
- Lounge
- Kitchen & Dining area

- 3 Double Bedrooms
- Shower Room
- D/G & Gas CH; EPC - C





1ST FLOOR



GROUND FLOOR

Lounge	15'8 x 12'11	4.78m x 3.94m
Kitchen	14'5 x 10'9	4.39m x 3.28m
Dining Area	13'0 x 10'9	3.96m x 3.28m
Bedroom 1	17'0 x 10'7	5.18m x 3.23m
Bedroom 2	15'5 x 14'8	4.70m x 4.47m
Bedroom 3	12'10 x 9'8	3.91m x 2.95m
Shower Room	11'6 x 6'0	3.51m x 1.83m

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