



11 Clova Avenue

| Arbroath | DD11 5JE

Thorntons 
The right way to move



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

The property, which benefits from double glazing and gas central heating, comprises L shaped Hall, storage cupboard. Bright spacious Lounge with front facing window overlooking garden, ample space for for occasional furniture, door leading to kitchen. Kitchen is fitted with both wall mounted and base units, contrasting work surfaces, plumbing for automatic washing machine, space for cooker, rear facing window. Two Bedrooms overlooking gardens. Bathroom fitted with three piece suite, shower over bath, window.



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Externally there is a communal drying green to the rear and an additional private area to the side and front.

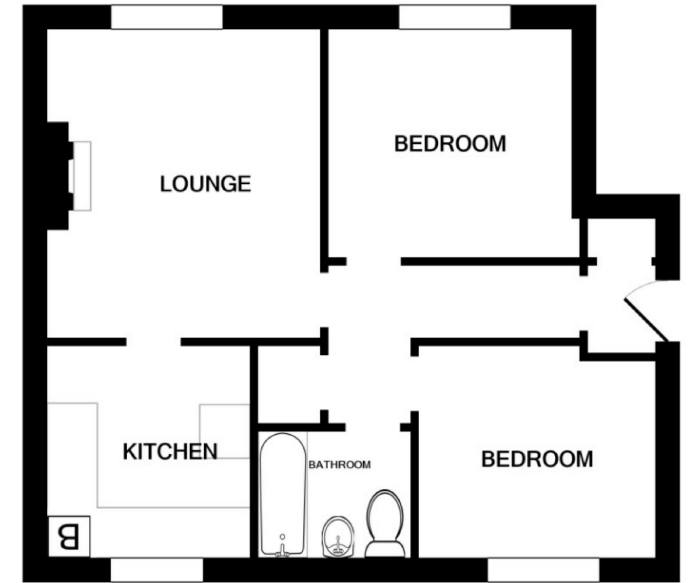
Viewing is recommended. EPC: C



- Ground Floor Main Door Flat
- Hall, Spacious Lounge
- Kitchen, 2 Bedrooms, Bathroom
- Double Glazing, Gas CH
- Garden Front, Side & Rear
- Popular Residential Area
- Ideal First Time Purchase
- Viewing Recommended
- EPC: C



Lounge	14'11 x 13'0 4.55m x 3.96m
Kitchen	10'2 x 9'6 3.10m x 2.90m
Bedroom	12'1 x 11'7 3.68m x 3.53m
Bedroom	12'4 x 9'0 3.76m x 2.74m
Bathroom	6'5 x 5'8 1.96m x 1.73m



aspc êspc fifêspc p̂spc t̂spc ŝpc

