

T: 01241 876633

E: arbroath@thorntons-law.co.uk
www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
The right way to move



4 Kaims Croft
| Arbroath | DD11 3NA



4 Kaims Croft

| Arbroath | DD11 3NA

Offers Around £145,000

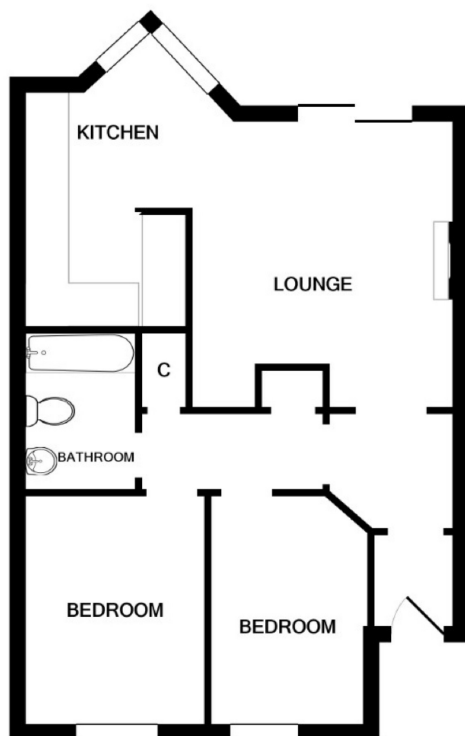
Nicely presented ground floor flat forming part of an exclusive development in a popular west end location in the coastal town of Arbroath. The property is ideally placed with all local amenities including Keptie Pond which is within few a minutes walk. The property benefits from double glazing, gas fired central heating with combination boiler, has a pleasant open outlook, comprises of Vestibule, Entrance Hall with french doors to lounge and door to inner hall. The Lounge has a feature fireplace, ample space for occasional furniture, doors to garden, open plan to kitchen with dining area. Kitchen has wall and base units, integrated fridge, freezer, plumbing for washing machine, space for tumble dryer, electric cooker with extractor, oven, space for dining table. Inner Hall with two storage cupboards, access to both bedrooms and bathroom. Both Bedrooms have rear facing windows. The second bedroom has a quality fitted wardrobe, bedside cabinet, storage unit and vanity mirror. Bathroom fitted with three piece suite comprising WC, wash hand basin and bath with shower attachment, vanity mirror. Externally there is one parking space and a garden area to the front which has been laid with easy maintenance in mind. Viewing is highly recommended. EPC C



- Attractive Ground Floor Flat
- Popular Residential Area
- Hall, Inner Hall, Lounge
- Open Plan Dining Kitchen

- Two Bedrooms, Bathroom
- DG, GCH, EPC C
- Parking Space, Garden Area
- Viewing Highly Recommended





Lounge	13'2 x 12'8	4.01m x 3.86m
Kitchen	9'8 x 6'5	2.95m x 1.96m
Bedroom	12'7 x 8'5	3.84m x 2.57m
Bedroom	12'9 x 8'4	3.89m x 2.54m
Bathroom	8'0 x 5'6	2.44m x 1.68m

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

aspc êspc fifêspc p̂spc t̂spc ŝpc
scotland



Thorntons
The right way to move

T: 01241 876633

E: arbroath@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews