



29 Lordburn
| Arbroath | DD11 1JD

Thorntons 
The right way to move



Well presented First Floor Maisonette situated in the heart of Arbroath within walking distance of public transport including local train station, shops and recreational facilities.

The property which offers spacious accommodation over two levels benefits from double glazing and gas central heating, comprising Entrance Vestibule with rear facing window, glazed door to hall. Hall with stairs leading to upper floor. Attractive Lounge with front facing window, ample space for occasional furniture, laminate flooring, feature archway leading to kitchen. L Shaped Breakfasting Kitchen fitted with both wall mounted and base units, contrasting work surfaces with matching breakfasting area, integrated oven, hob, hood, microwave, fridge and freezer, recess shelved area, access to bedroom. Bedroom which could be utilised as dining room or home office, rear facing window, fitted wardrobe. Shower



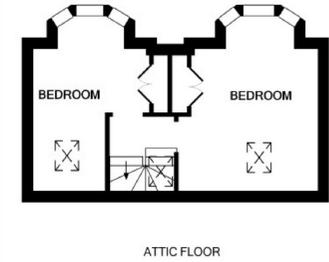
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Externally there is a shared drying area to the rear.

Viewing is highly recommended. EPC- D.



- Attractive Maisonette
- Spacious Accommodation
- Vestibule, Hall, Lounge
- L Shaped Breakfasting Kitchen, 3 Bedrooms, Shower Room
- Double Glazing, Gas CH
- Communal Area To Rear
- Popular Residential Area
- Viewing Highly Recommended



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Vestibule	4'1 x 3'8 1.24m x 1.12m
Lounge	12'8 x 11'9 3.86m x 3.58m
Breakfasting Kitchen	12'0 x 11'6 awp 3.66m x 3.51m awp
Bedroom	11.4 x 7'5 0.28m x 2.26m
Bedroom	16'1 x 11'7 awp 4.90m x 3.53m awp
Bedroom	12'7 x 9'4 exc bay 3.84m x 2.84m exc bay
Shower Room	7'5 x 4'4 2.26m x 1.32m



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T: 01241 876633

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

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