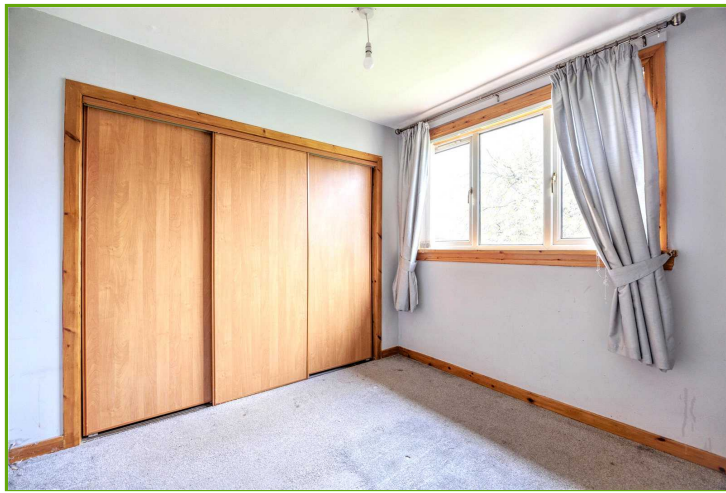
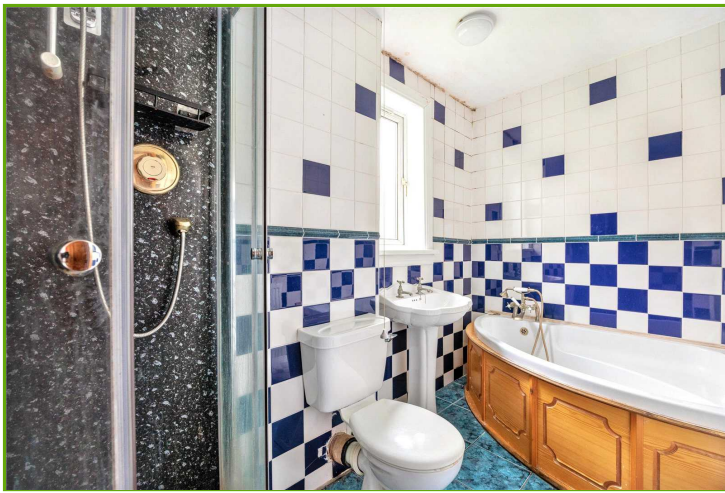




41 Elmbank Crescent, Arbroath,
Angus, DD11 4EZ

Offers Over: £140,000



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41 Elmbank Crescent, Arbroath, Angus, DD11 4EZ
Offers Over: £140,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C

Description

Situated in a popular residential area of Arbroath, this well-proportioned three-bedroom mid-terraced home offers comfortable living space ideal for families, first-time buyers, or investors.

Hallway

The property is entered via a welcoming hallway which provides access to the main living areas and staircase to the upper floor.

Storage Room

Conveniently located off the hallway, this useful space offers practical storage for coats, shoes, and household items.

Living Room

A spacious and versatile open-plan living and dining area, offering ample room for both relaxing and entertaining. The space benefits from good natural light and flexible layout options.

Kitchen

The kitchen is fitted with an oven, hob, sink, and dishwasher, along with a range of storage units and worktop space. A door provides direct access to the rear garden.

Main Bedroom

A well-proportioned double bedroom offering space for freestanding furniture.

Bedroom 2

A comfortable bedroom benefiting from a fitted wardrobe, providing built-in storage.

Bedroom 3

A further bedroom, ideal as a child’s room, guest room, or home office.

Bathroom

The bathroom is fitted with a bath, separate shower, toilet, and sink, providing all essential facilities.

External

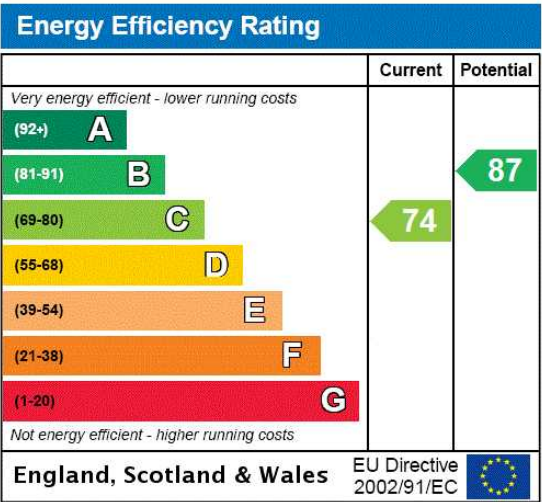
The property benefits from a private rear garden offering suitable space for outdoor enjoyment. Situated in a sought-after residential area of Arbroath, the property is well placed for access to local amenities, schools, and transport links.

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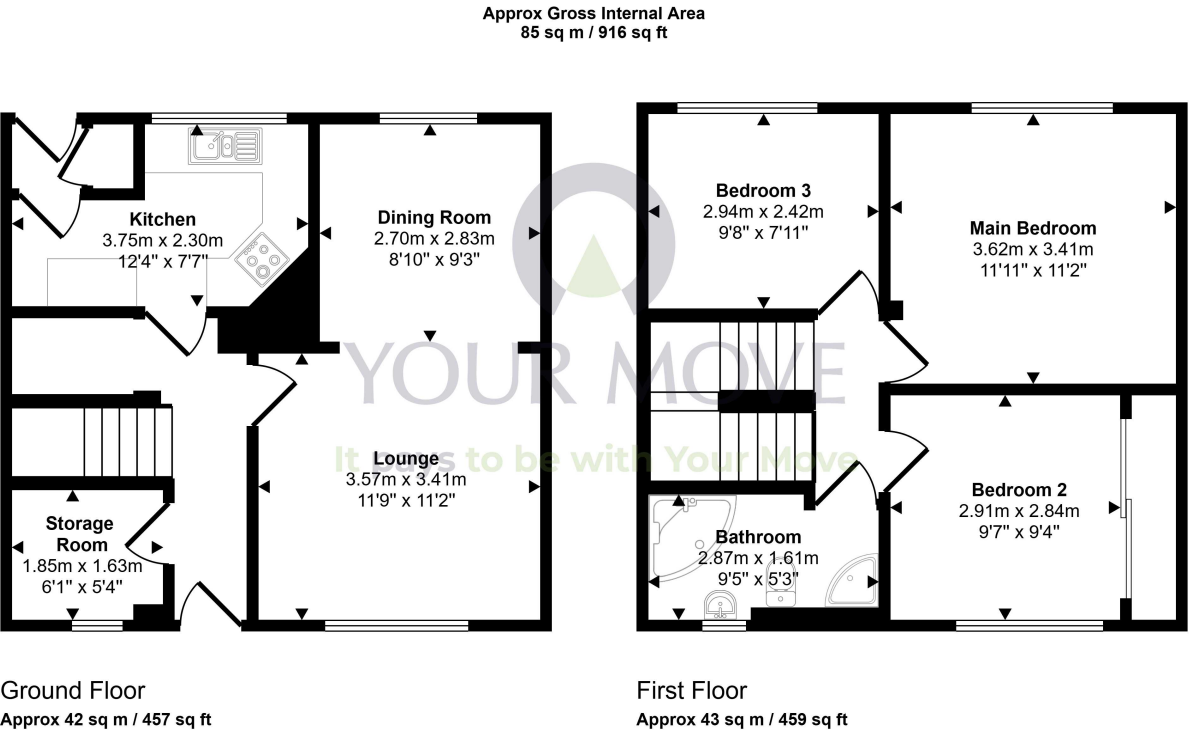
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.