

# 39 Hospitalfield Gardens

ARBROATH, ANGUS, DD11 2LW



## Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.83m (25'8") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Office	4.80m (15'9") x 2.30m (7'7")
Bedroom 1	4.10m (13'5") x 2.50m (8'2")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bedroom 3	2.80m (9'2") x 2.00m (6'7")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.50m (4'11") x 1.00m (3'3")

**Gross internal floor area (m<sup>2</sup>):** 82m<sup>2</sup>

**EPC Rating:** C

**Extras (Included in the sale):** Floor coverings, blinds, light fittings and built-in appliances.