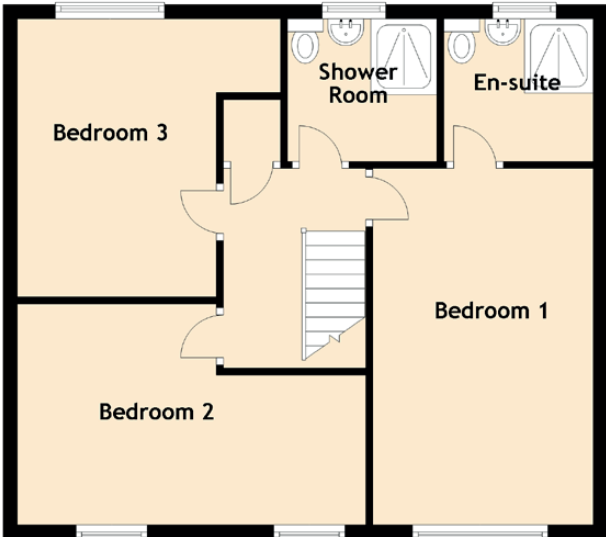
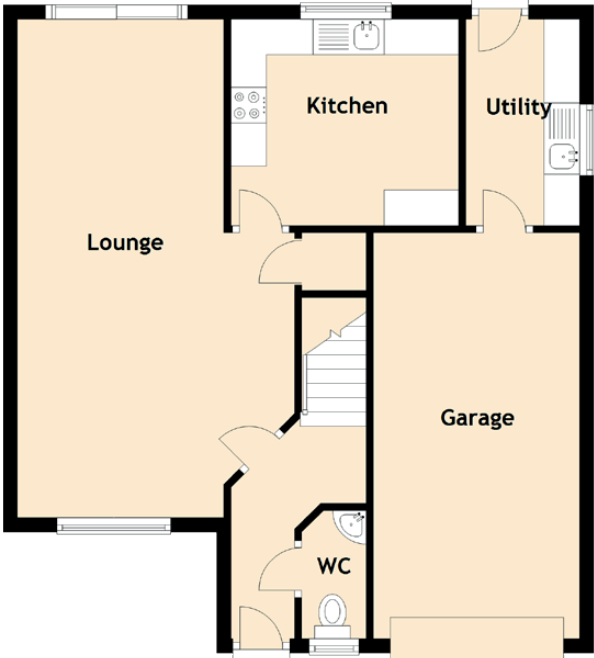


# 42 Hospitalfield Gardens

ARBROATH, DD11 2LW



Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 7.00m (23') x 3.89m (12'9")    |
| Kitchen     | 3.20m (10'6") x 2.90m (9'6")   |
| Utility     | 2.90m (9'6") x 1.60m (5'3")    |
| WC          | 1.80m (5'11") x 0.90m (2'11")  |
| Garage      | 5.70m (18'8") x 2.90m (9'6")   |
| Bedroom 1   | 5.00m (16'5") x 3.00m (9'10")  |
| En-suite    | 2.10m (6'11") x 2.00m (6'7")   |
| Bedroom 2   | 4.90m (16'1") x 3.10m (10'2")  |
| Bedroom 3   | 3.90m (12'10") x 3.70m (12'2") |
| Shower Room | 2.10m (6'11") x 2.00m (6'7")   |

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>  
EPC Rating: C