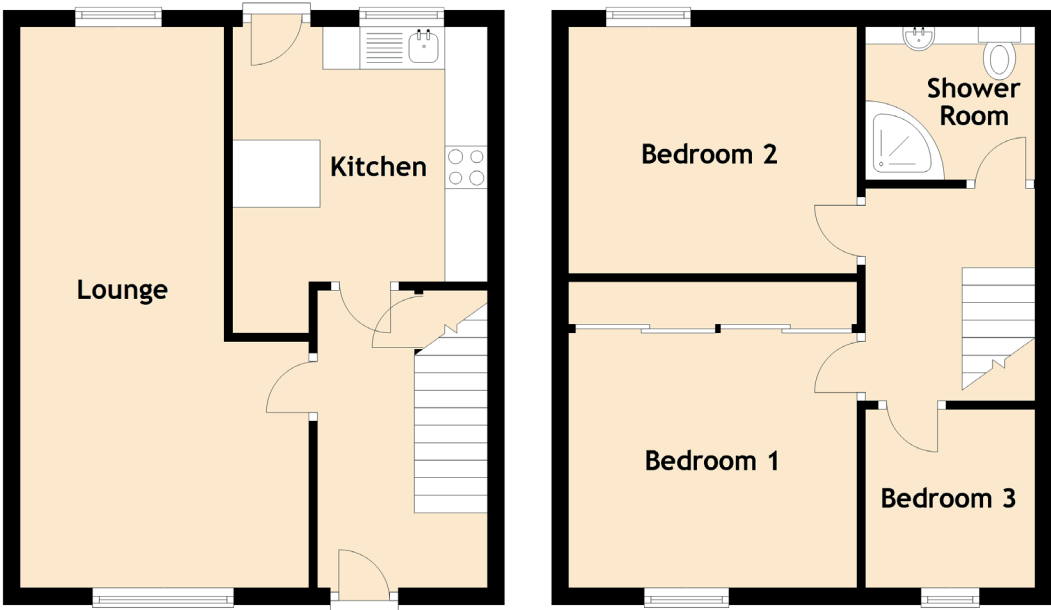


231 Brechin Road

ARBROATH, DD11 4AR



Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 3.40m (11'2")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")
Shower Room	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 72m² | EPC Rating: C