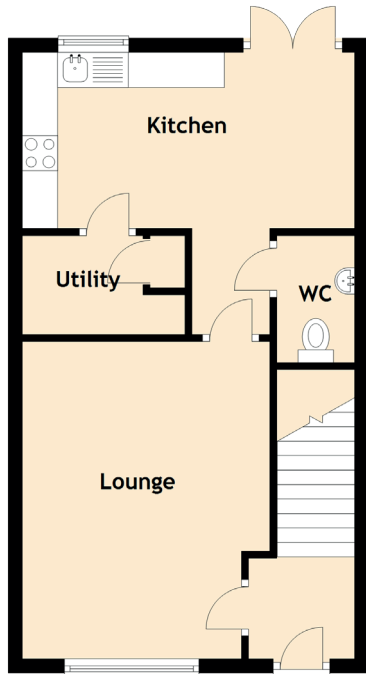
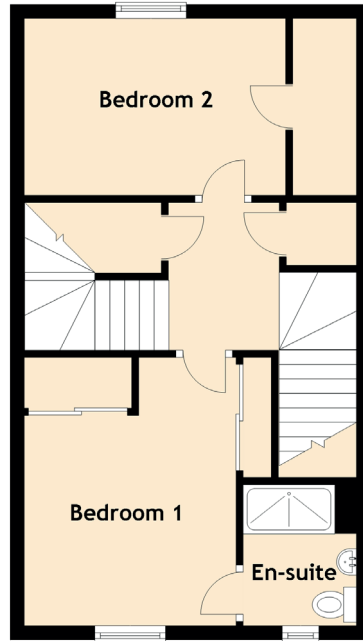


45 Earl Matthew Avenue

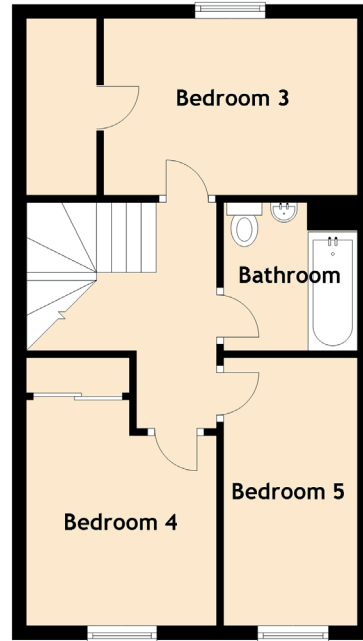
ARBROATH, DD11 5JU



Ground Floor



First Floor



Second Floor

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 4.00m (13'1")
Utility	2.30m (7'7") x 1.40m (4'7")
WC	1.80m (5'11") x 1.10m (3'7")

First Floor

Bedroom 1	3.80m (12'6") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.60m (5'3")
Bedroom 2	3.70m (12'2") x 2.50m (8'3")

Second Floor

Bedroom 3	3.60m (11'10") x 2.50m (8'3")
Bedroom 4	3.20m (10'6") x 2.80m (9'2")
Bedroom 5	3.60m (11'10") x 1.90m (6'3")
Bathroom	2.10m (6'11") x 1.90m (6'3")