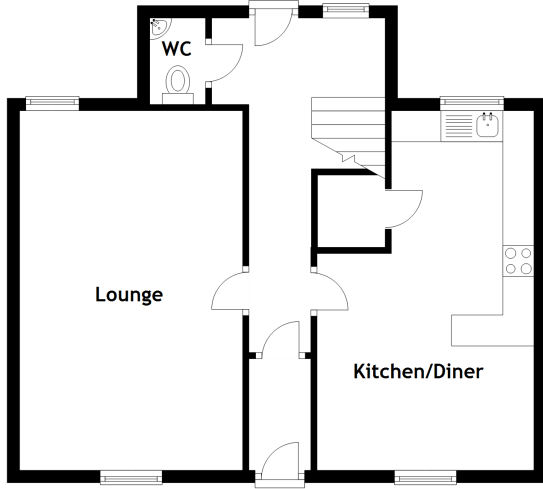
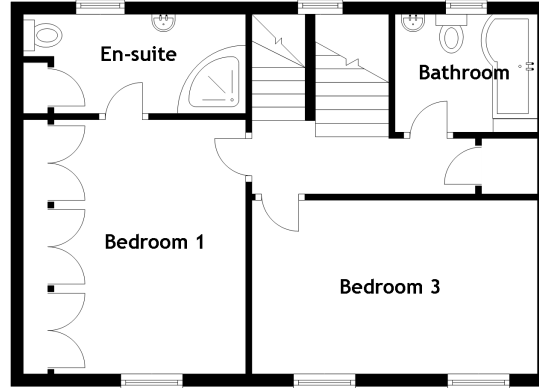


32 Ladybridge Street

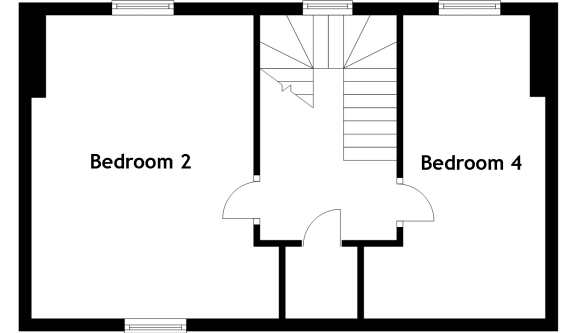
ARBROATH, DD11 1AR



Ground Floor



First Floor



Second Floor

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.80m (19') x 3.60m (11'10")
Kitchen/Diner	5.90m (19'4") x 3.50m (11'6")
WC	1.40m (4'7") x 0.90m (2'11")

First Floor

Bedroom 1	4.10m (13'5") x 3.10m (10'2")
En-suite	3.60m (11'10") x 1.60m (5'3")

Bedroom 3	4.80m (15'9") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Second Floor

Bedroom 2	4.90m (16'1") x 4.00m (13'1")
Bedroom 4	4.90m (16'1") x 2.90m (9'6")

Gross internal floor area (m²): 135m²

EPC Rating: D