



# 18A Seagate

ARBROATH, ANGUS, DD11 1BJ

**Approximate Dimensions  
(Taken from the widest point)**

Lounge	4.90m (16'1") x 3.00m (9'10")
Dining Area	4.90m (16'1") x 2.70m (8'10")
Kitchen	4.50m (14'9") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	4.50m (14'9") x 2.10m (6'11")
Bedroom 3	5.10m (16'9") x 1.50m (4'11")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): **85m<sup>2</sup>**

EPC Rating: **C**