

3 Stonecroft Lane

ARBROATH, ANGUS, DD11 1PZ

Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 1.70m (5'7")

Gross internal floor area (m²):

72m²

EPC Rating:

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Extras (Included in the Sale): All fitted carpets and floor coverings and blinds.

