



11 Almerie Close

ARBROATH, DD11 1LL

Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.70m (12'2")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	4.10m (13'5") x 2.20m (7'3")
Bedroom 3	4.10m (13'5") x 2.00m (6'7")
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 64m²

EPC Rating: D