

Simple Approach



**12B Brothock Bridge, Arbroath
DD11 1NG**

Offers over £115,950

12B Brothock Bridge, Arbroath, DD11 1NG

This exceptionally well-presented three-bedroom flat is situated within the sought-after Brothock Bridge area of Arbroath and has been newly renovated throughout, creating a stylish and contemporary home that is ready to move into.

The property offers bright and spacious accommodation throughout, beginning with an inviting lounge which provides an excellent space for relaxing and entertaining. The modern kitchen is finished to a high standard and offers ample room for a dining area, making it a practical and sociable space for everyday living.

There are three well-proportioned bedrooms, providing excellent flexibility for families, couples, those working from home or buyers simply looking for additional space. The property is completed by a modern bathroom.

Further benefits include gas central heating and double glazing, helping to provide a comfortable and energy-efficient home.

Located within a popular and well-established area of Arbroath, the property is conveniently positioned for a range of local amenities, shops, schools and transport links, while Arbroath town centre and its wider range of facilities are also within easy reach.

Having been newly renovated throughout and presented to a great standard, this attractive flat offers a fantastic opportunity for buyers seeking a modern, spacious and ready-to-move-into home in a desirable Arbroath location.

Lounge

10'4" x 18'4" (3.15 x 5.59)

Kitchen

13'2" x 10'4" (4.02 x 3.17)

Bathroom

11'0" x 6'2" (3.36 x 1.89)

Bedroom One

12'7" x 21'5" (3.84 x 6.55)

Bedroom Two

10'6" x 11'8" (3.22 x 3.58)

Bedroom Three

8'6" x 13'2" (2.61 x 4.02)

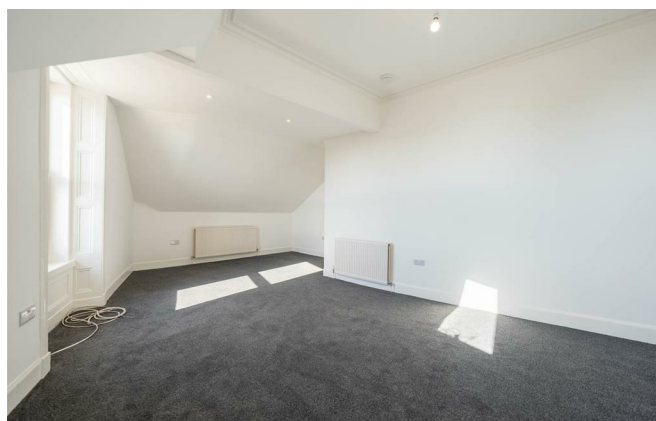




- Newly Renovated Throughout
- Modern Kitchen

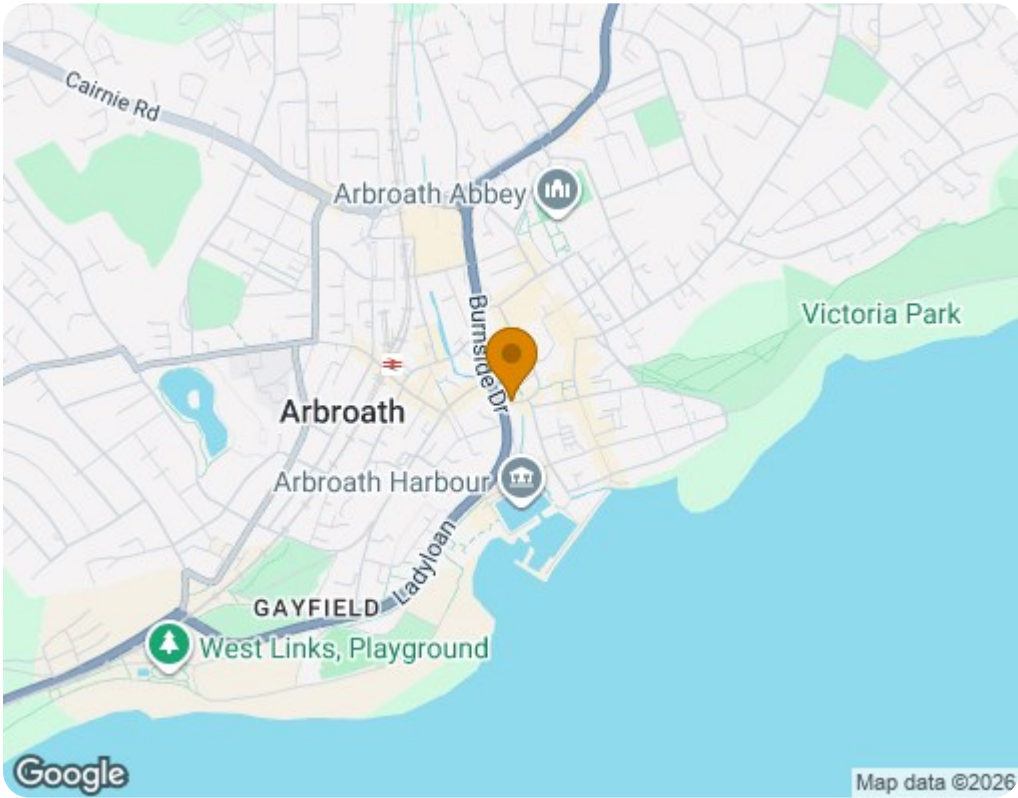
- Three Bedroom Flat
- Sought After Location

- Bright & Spacious Throughout
- Gas Central Heating & Double Glazing





TOTAL FLOOR AREA : 102.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		