

Simple Approach



**1 Burnhead Terrace, Arbroath  
DD11 2RB**

**Offers over £124,995**



## 1 Burnhead Terrace, Arbroath, DD11 2RB

Welcome to Burnhead Terrace, Redford, Arbroath - a charming location for this semi-detached house that awaits your personal touch. This property boasts three bedrooms, offering ample space for a growing family or those in need of a home office or guest room. Situated in a peaceful neighbourhood, this house presents an exciting renovation project for those looking to create their dream home. The potential is endless as you envision the possibilities of transforming this property into a stylish and modern living space. With its prime location in Arbroath, you'll enjoy the best of both worlds - a tranquil setting while still being close to local amenities, schools, and transport links. Don't miss this opportunity to make this house your own and unleash its full potential. Embrace the challenge of a renovation project and turn this property into a place you'll be proud to call home.



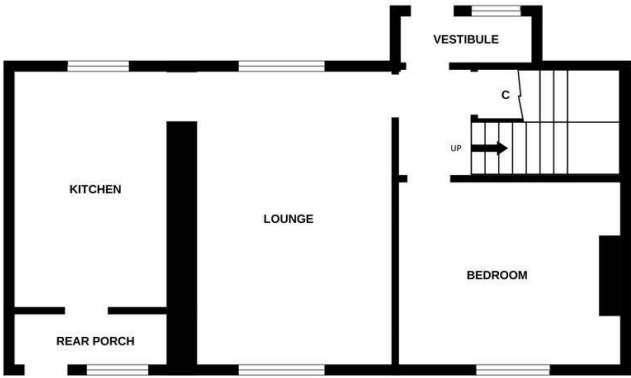


- Semi Detached House
- Three Generous Bedrooms
- Excellent Renovation Project
- Cole Fire Back Boiler & Double Glazing
- Stunning Surroundings
- Private Driveway & Garage

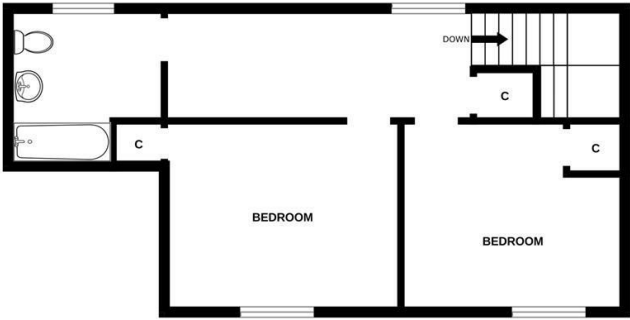




GROUND FLOOR



1ST FLOOR



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		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		