



Rossie Street
Arbroath, DD11 3DF

Rental £600 Monthly
2 Bedroom Flat / Apartment
Available 20 September 2024

Dymock Properties, Suite 8, Spalding House Business Centre, 90-92 Queen Street, Broughty Ferry, DD5 1AJ
Email: neil@dymockproperties.com | Tel: 01382722032

Opening Times: Mon 09.00 - 17.00 | Tue 09.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | SatClosed | Sun Closed

* Unfurnished

*

*

*

Situation

This unfurnished flat features two bedrooms and one bathroom, making it an ideal choice for a small family or professionals looking for a comfortable living space. The shared garden area provides a pleasant outdoor space, while the private shed & out building with power offer additional storage options. With modernized features such as gas central heating (GCH) and double glazing (DG), this flat ensures a cozy and energy-efficient environment. Additionally, its Energy Performance Certificate (EPC) rating of C guarantees reasonable energy consumption. The property has been modernised and is ready for immediate move in.

Rossie Street in Arbroath is a charming locale that seamlessly blends historical charm with modern convenience. Its cobblestone streets and quaint architecture create a picturesque setting, while its proximity to essential amenities makes it an ideal location for a rental property. With a perfect balance of local shops, eateries, and easy access to public transportation, Rossie Street offers a delightful living experience for those seeking both tranquility and convenience. The neighborhood's welcoming atmosphere and proximity to Arbroath's attractions make it an excellent choice for anyone looking to call this vibrant street home.

Council Tax Band A
LL Reg 513214/120/29112
LARN2208009

Accommodation

All measurements are approximate.

Directions

Further Information

The deposit required is £700

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	