



Thorntons
The right way to move

39 Duncan Avenue

Arbroath, Angus, DD11 2DA





Summary

Representing an outstanding family home in Arbroath, this four-bedroom detached house has a wealth of living space and is presented with neutral décor and some modern touches, and it is accompanied by generous, established gardens with well maintained summer house and potting shed and excellent private parking. The house is situated on an established residential street close to the town's amenities, such as shops (including everyday essentials and supermarkets), schools at primary and secondary levels, the hospital, transport links (the train station is under a mile away), and a wealth of green space. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Generous detached house in Arbroath
- Entrance hall with storage and WC
- Spacious, south-facing lounge
- Formal dining room
- Versatile, well-proportioned sitting room
- Light-filled sunroom
- Attractive, modern breakfasting kitchen
- Four bedrooms (two with built-in wardrobes)
- Bright, modern shower room
- Generous established gardens
- Attached single garage (with garden store) and multi-car driveway
- Gas central heating and double glazing




“This four-bedroom detached house represents an outstanding home for families, with a wealth of living space.”





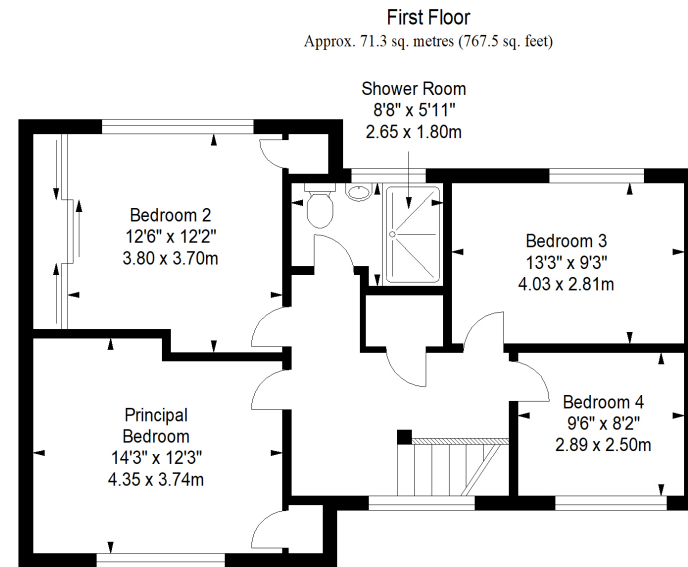
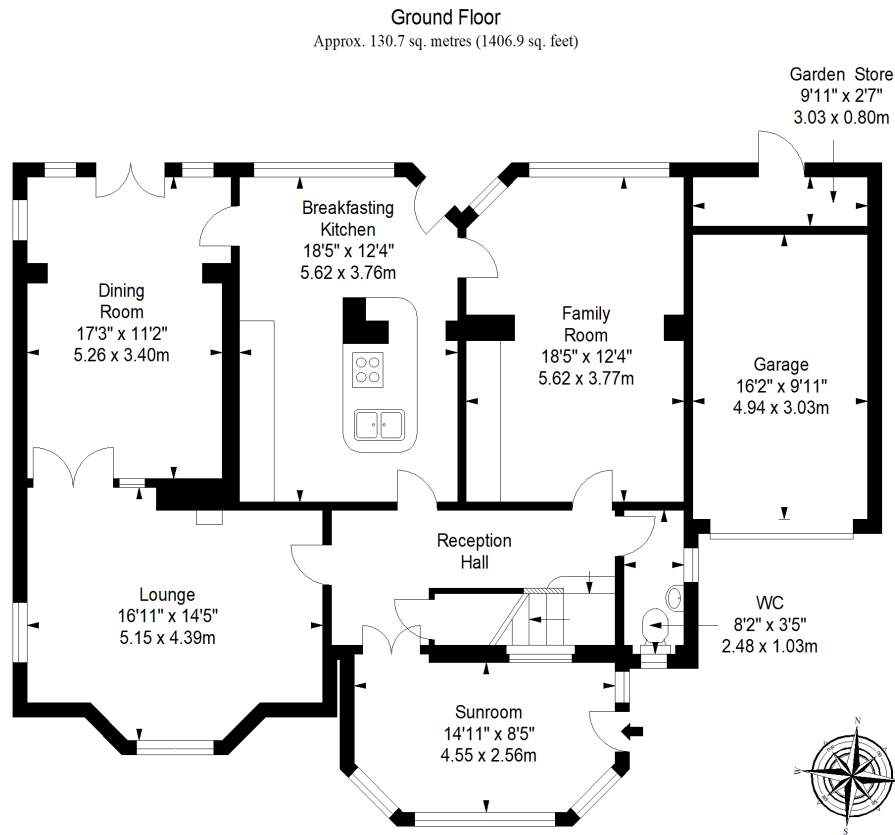




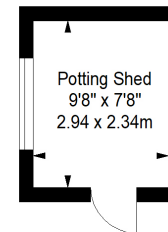
“The home is accompanied by delightful, leafy garden grounds and excellent private parking, with a garage and a driveway.”



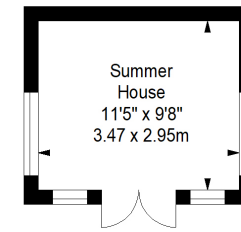
Floorplan



Potting Shed
Approx. 6.8 sq. metres (73.2 sq. feet)



Summer House
Approx. 10.3 sq. metres (110.9 sq. feet)



Total area: approx. 219.1 sq. metres (2358.5 sq. feet)



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