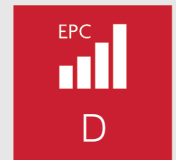
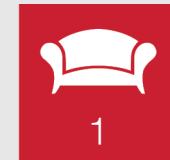




**Thorntons**   
The right way to move

## 22 Gallowden Avenue

Arbroath, Angus, DD11 3EX





## Summary

This two-bedroom detached bungalow offers a relaxed and picturesque lifestyle in the coastal town of Arbroath. It is brought to market in move-in condition, providing buyers with spacious interiors that are neutrally decorated throughout. It further benefits from private parking for two cars and a large rear garden, which is fully enclosed and landscaped for ease of maintenance. The southwest-facing property is ideal for downsizers, as well as anyone wishing to be close to the surrounding open countryside and beautiful nearby beaches.

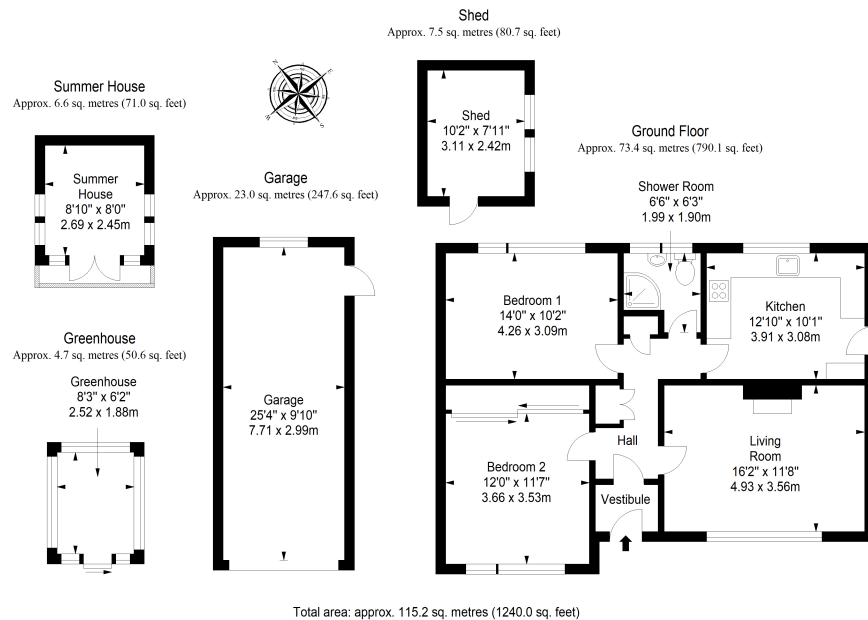
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

## Features

- A charming detached bungalow
- Situated in the historic town of Arbroath
- Proximity to the coast and countryside
- Crisp neutral interiors throughout
- Vestibule and hall with two cupboards
- Living room with southwest-facing aspect
- Well-appointed kitchen with garden access
- Two double bedrooms (one with wardrobe)
- Modern three-piece shower room
- Low-maintenance front and rear gardens
- A shed, a greenhouse, and a summerhouse
- Private driveway and detached garage
- Gas central heating and double glazing



# Floorplan



## Our Branches

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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