



**lindsays**

15 Monkbarns Drive,  
Arbroath, DD11 2DS

*"Spacious detached family home in quiet cul-de-sac."*

- Hallway
- WC
- Lounge
- Open Plan Kitchen/Dining
- Utility
- Family Room
- Primary Bedroom with En-suite
- 3 Further Double Bedrooms
- Family Bathroom
- Gardens
- Double Garage

EPC Rating - C

**OFFERS OVER - £350,000**



## Description

Lindsays are delighted to offer to the market this spacious four bedroom detached family located in a quiet cul-de-sac within Arbroath. Monkbarns Drive is located within ease of access to a range of local amenities such as shops, services, and recreational facilities. There are a number of superstores on hand while there is excellent transport links located nearby. The A92 offers an excellent commuter links to both Dundee and Aberdeen.

The accommodation is presented to the market in move in condition and the ground floor comprises: Hallway with good storage, WC, bright and spacious lounge and an additional family room. An open plan modern kitchen and dining room leading to a useful utility room. Upstairs is the large primary bedroom with a modern shower room that has additional storage, there are three further double bedrooms all with built in storage along with a family bathroom with separate shower and bath.

The property benefits from gas central heating, double glazing and a partly floored attic. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

Externally the property sits on a generous plot, to the front of the property is the driveway providing off-street parking and leads to the large double garage that also has useful additional storage. The main garden is to the rear of the property and benefits from lovely views of the Tay, including a lovely decking seating area, large lawn and a shed that is included in the sale.

This lovely family home is sure to be popular for those who are looking for more family space and early viewing is highly recommended.

## Area

Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. It has become one of the largest fishing ports in Scotland and is famous for the 'Arbroath Smokie'. The town has excellent sports and leisure facilities, complimented with many local clubs, Golf, Tennis, Football, Rugby and Bowls. Arbroath's retail sector is steadily growing attracting more independent and multiple outlets.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.