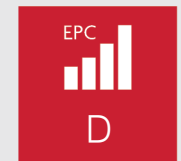
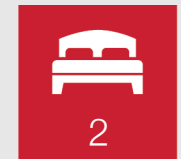
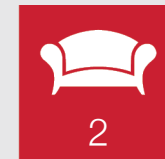




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## 1D Viewfield Road

Arbroath, Angus, DD11 2BS





## Summary

Situated in the historic coastal town of Arbroath, this two/three-bedroom detached house offers bright and spacious accommodation, as well as private parking for multiple vehicles. Although lovingly maintained, the property offers exciting scope to modernise to taste. It further boasts generous private gardens to the front and southwest-facing rear, both of which feature neat lawns and mature plants. The home also enjoys a desirable setting, close to all the town offers, including amenities, schools, and bus and rail links. Beautiful local beaches are also within easy reach too.

Extras: all fitted floor and window coverings, light fittings, and an electric cooker to be included in the sale.

## Features

- A spacious detached house
- Convenient location in Arbroath
- Entrance hall with built-in storage
- Spacious, dual-aspect living room
- Well-appointed, dual-aspect kitchen
- Bay-windowed dining room/third bedroom
- Bright landing with generous storage
- Two spacious double bedrooms
- 3pc bathroom with overhead shower
- Attic access for further storage
- Large gardens to the front and rear
- Low-maintenance gardens to the sides
- Private driveway and timber-framed garage
- Gas central heating and doubleglazing



"A spacious two/three-bedroom detached house in the historic coastal town of Arbroath, set close to the local beach"





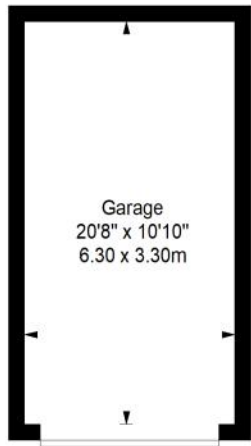


"Offers private parking for multiple vehicles and generous wraparound gardens, including a southwest-facing rear garden"

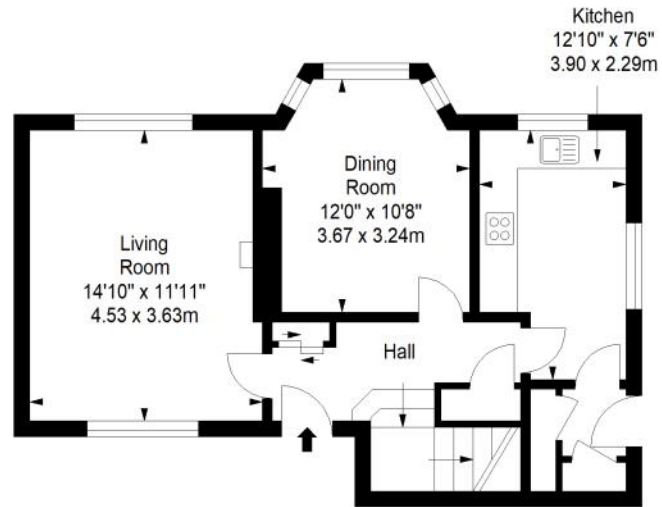


# Floorplan

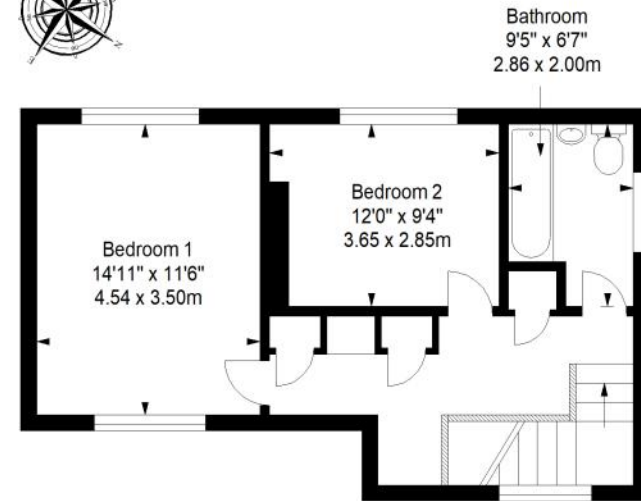
**Garage**  
Approx. 20.8 sq. metres (223.9 sq. feet)



**Ground Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



**First Floor**  
Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 116.3 sq. metres (1251.8 sq. feet)



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