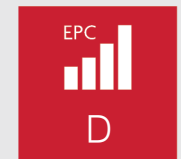
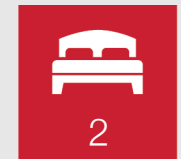
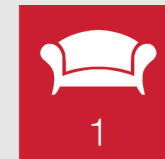




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22 Muirton  
Road,

Arbroath, Angus  
DD11 3HG





## Summary

Set in seaside Arbroath, within commuting distance of Dundee, this two-bedroom semi-detached house is sure to appeal to a wealth of buyers, including first-time buyers, professionals, couples, newlyweds and young families. It comes with spacious, light-filled accommodation comprising a bright and airy living/dining room with a wood-burning stove, a contemporary fitted kitchen with stylish splashbacks and handy downlighters, two sun-facing double bedrooms (one with fitted wardrobes) and a modern shower room with heated towel rail. Outside, the property is complemented by private gardens with a shed and a private driveway.

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

## Features

- Semi-detached house in Arbroath
- Lovely park views
- Attractive, modern interiors throughout
- Entrance sun porch
- Sunny dual-aspect living/dining room
- Stylish fitted kitchen
- Rear hall with rear garden access
- Two sun-facing double bedrooms (one with wardrobes)
- Contemporary shower room with towel radiator
- Well-kept front garden
- Enclosed rear garden with seating space
- Detached shed
- Private multi-car driveway parking
- Gas central heating and double glazing



“A low maintenance front garden, a private driveway and a secure rear garden with outdoor seating space accompany this two bedroom semi-detached home.”





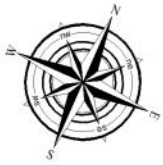
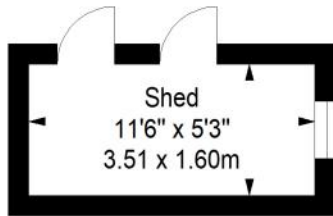


“This two-bedroom home is set in coastal Arbroath and within walking distance of parks, shops and bus links.”

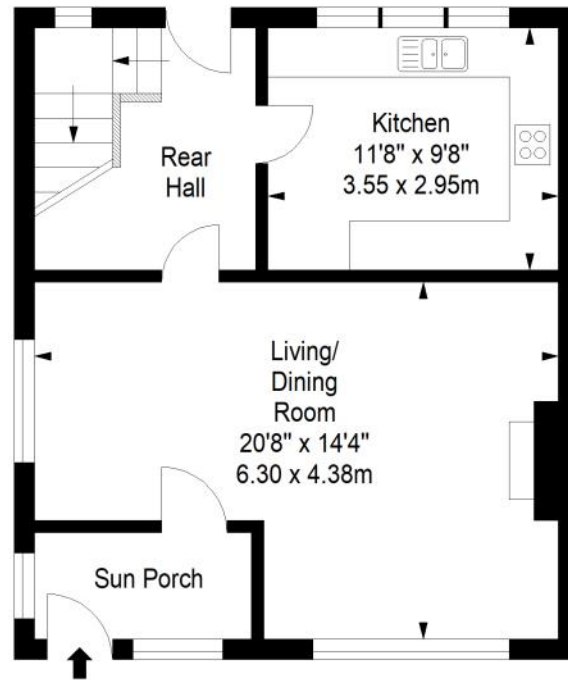


# Floorplan

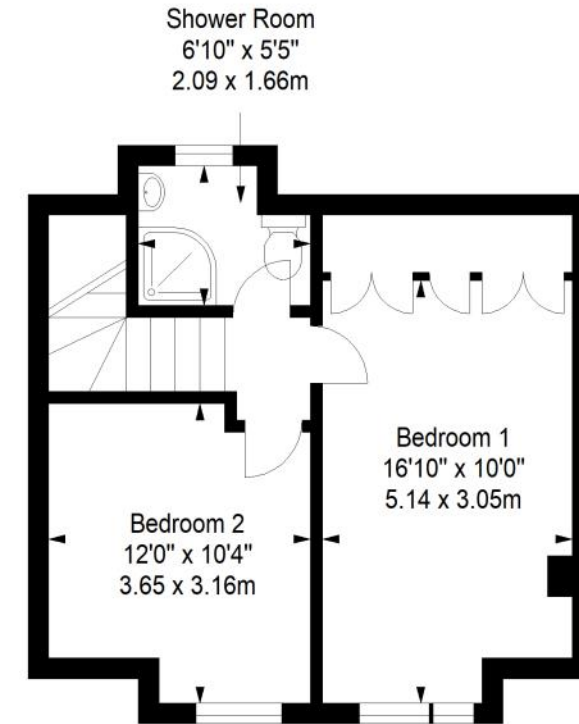
**Shed**  
Approx. 5.6 sq. metres (60.3 sq. feet)



**Ground Floor**  
Approx. 47.7 sq. metres (513.5 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 90.9 sq. metres (978.5 sq. feet)



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