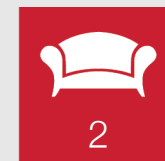




**Thorntons**  
The right way to move

## Roselara 27A Marywell

Arbroath, Angus  
DD11 5RH



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## Summary

This three-bedroom semi-detached cottage is positioned within a small community on the outskirts of Arbroath, a charming coastal town just 30 minutes commute from Dundee by road or rail. Extended and conveniently arranged on one level, the property features excellent storage, a bathroom with a separate WC, and multiple interconnected living areas leading to a secure garden - thus making it an ideal choice for families. It offers appealing opportunities for improvements and, therefore, personalisation, with the garden also promising scope for landscaping. Ample private parking is provided, including a double garage with a store, on additional land at the rear with road access. Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Semi-rural setting, close to coastal Arbroath
- Semi-detached cottage with appealing scope for improvements
- Vestibule and hall, both with storage
- Living room with fireplace and access to:
- Versatile conservatory with access to:
- Dining room with garden access and open to a bright kitchen
- Three spacious bedrooms with storage
- Bathroom with bath and separate shower
- Handy separate WC
- Enclosed, low-maintenance rear garden
- Large area of rear land (approx. 0.225 acres) with a double garage (with workshop area)
- Oil-fired heating and double-glazing
- Solar panels with feed-in tariffs.



“The cottage promises the fantastic opportunity to acquire and update a family home with a desirable coastal town address.”







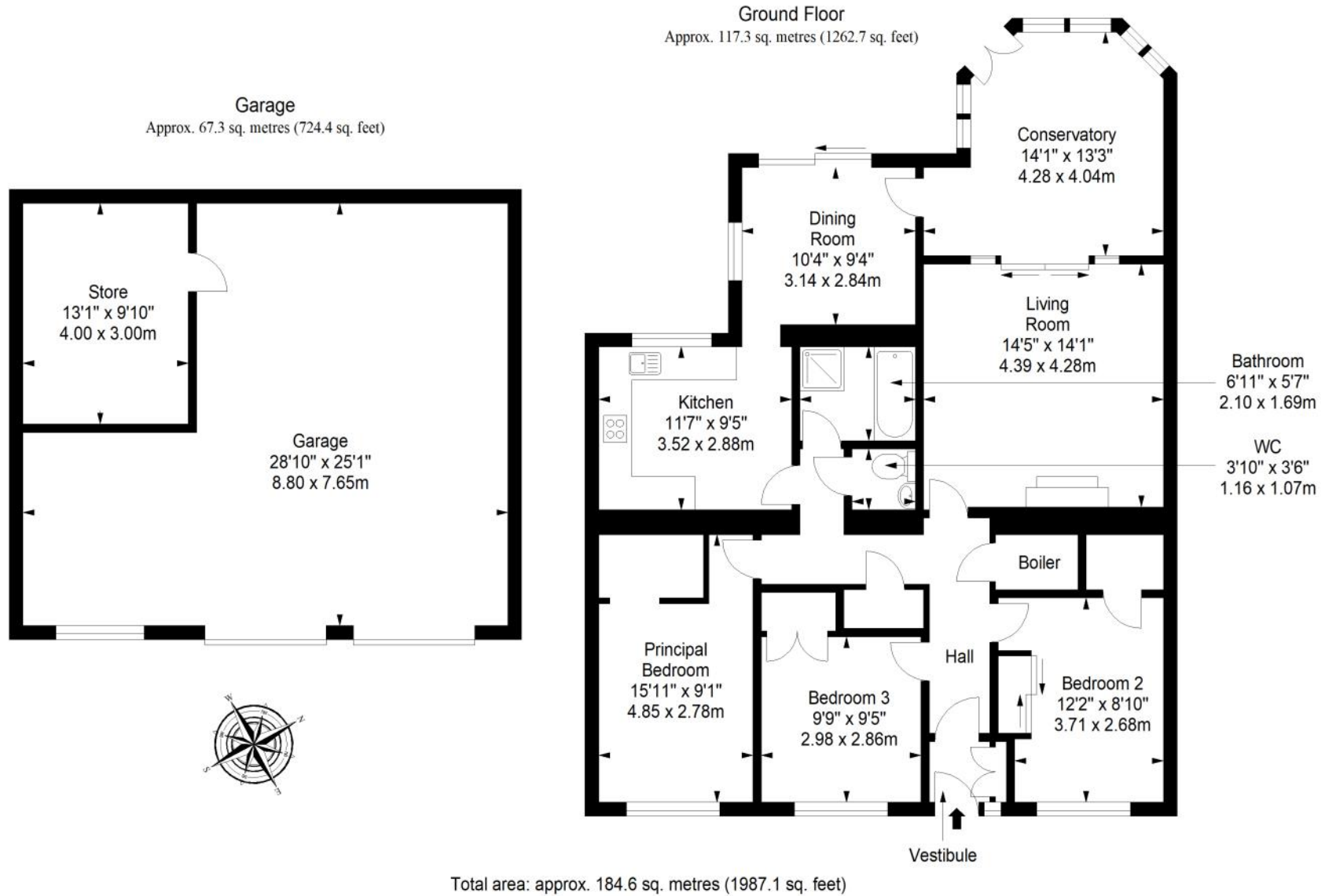
“Accompanying the property is a secure garden with scope for landscaping, plus additional land featuring a double garage.”



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Roselara, 27A Marywell

# Floorplan





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