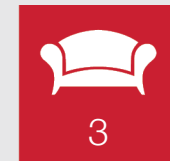




24A, East
Muirlands Road

Arbroath, Angus DD11 3ES





Summary

This generous four-bedroom, three-reception room, three-bathroom detached house forms part of an established residential area in coastal Arbroath just under 17 miles from Dundee. The home boasts a large living/sitting room with sliding doors to the dining room/snug, leading to the sunny triple-aspect conservatory and a sun-filled breakfasting kitchen. The residence further features two double bedrooms with fitted wardrobes and en-suite shower rooms (one with a sunny double-aspect), two more bedrooms, and a fully floored loft space with a Velux window and radiator above the principal bedroom. Completing the home is a bathroom. Outside the house are low-maintenance gardens, a single garage and a driveway. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

Features

- Detached house in Arbroath
- Welcoming hall with storage
- Generous living/sitting room
- Dining room/Snug
- Triple-aspect conservatory
- Sun-facing breakfasting kitchen
- Two wardrobed double bedrooms with en-suites
- Sunny third bedroom with storage
- Versatile fourth bedroom/study
- Floored loft space accessed via a fold-out ladder
- Family bathroom
- Private gardens to the front, side and rear
- Garage and driveway parking
- Gas central heating and double glazing



“This generous family home in Arbroath boasts four spacious bedrooms, three reception rooms and three bathrooms.”



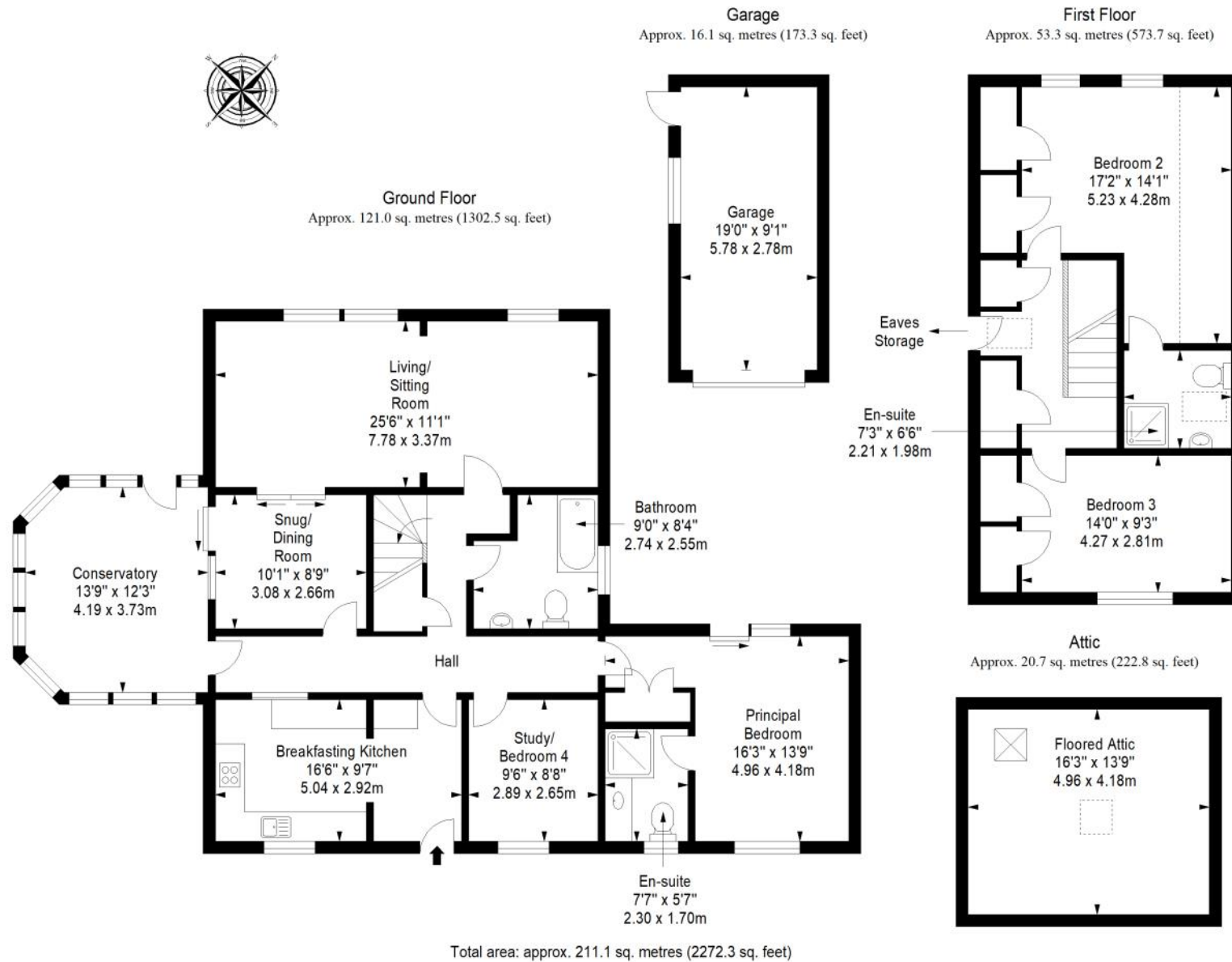




“A generous corner property with well-kept minimalist gardens as well as a single garage and private driveway.”



Floorplan





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