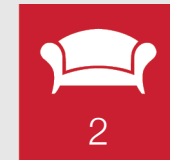




8 Beechwood
Gardens,

Arbroath, Angus,
DD11 4JA





Summary

Situated within a peaceful cul-de-sac in Arbroath, this extended four bedroom, two bathroom (plus WC) detached house will appeal to a wide demographic of buyers. The downstairs accommodation comprises a sunny, spacious living room and an attractively integrated dining kitchen leading to a triple-aspect conservatory and utility room. The residence further features a south-facing principal bedroom with fitted wardrobes and an en-suite bathroom, three more bedrooms (two with a sunny aspect) and a modern shower room. Outside, 8 Beechwood Gardens benefits from a double garage, a driveway and low-maintenance gardens, with the rear offering a summerhouse, a drying area and a lawn. Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances are in the sale.

Features

- Extended detached house in Arbroath
- Quiet cul-de-sac setting
- Vestibule and hall with WC and storage
- South-facing living room
- Triple-aspect conservatory with garden access
- Dining kitchen with utility room
- Sun-facing main bedroom with wardrobes and en-suite bath
- Three more bedrooms (two with wardrobes)
- Modern shower room
- Private gardens to the front and rear
- Sunny French-doored summerhouse
- Double garage and driveway parking
- Gas central heating and double glazing



“The extended home is accompanied by ample private parking and gardens to the front and rear, with the rear enjoying a sun-facing summerhouse and a lawn.”





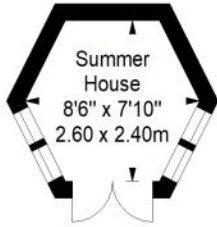


“This four-bedroom, two-bath (plus WC) home is ideally within walking distance of excellent amenities, including shops, a primary school, green spaces, and bus links.”

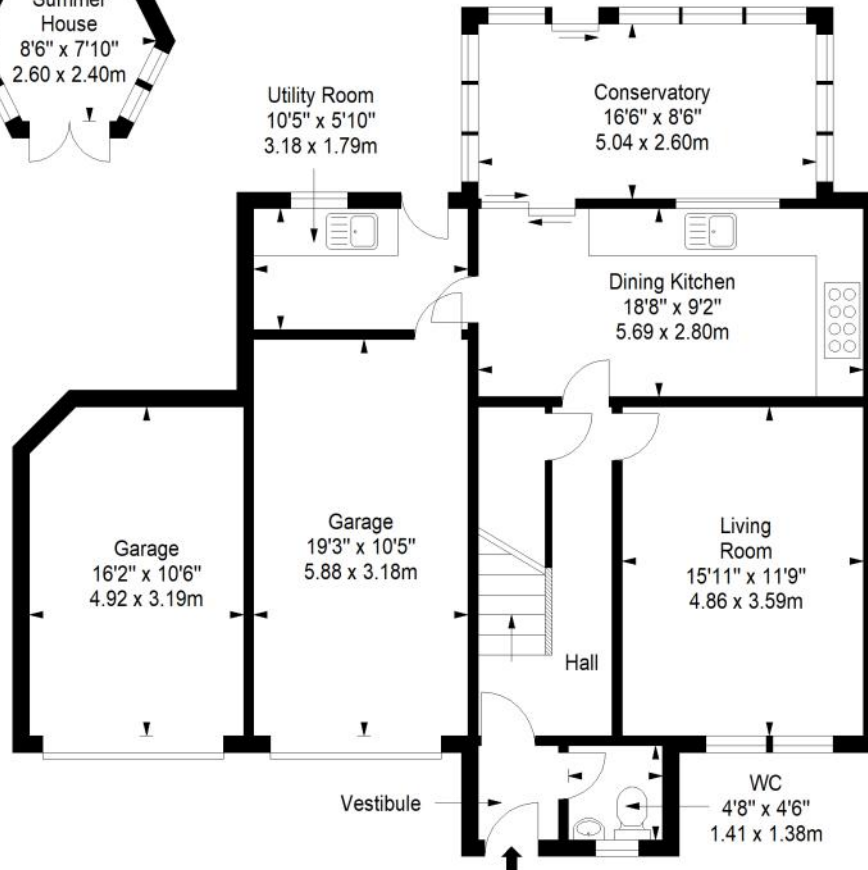


Floorplan

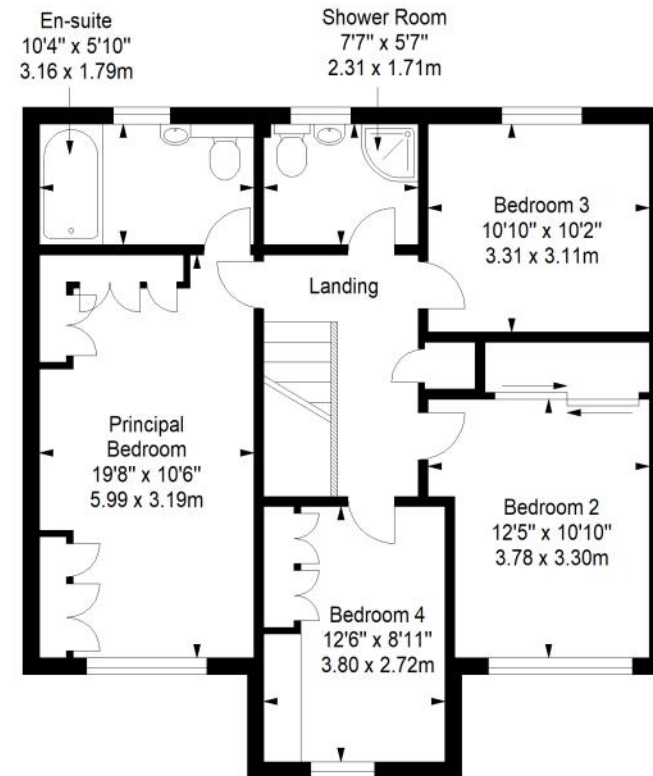
Summer House
Approx. 4.8 sq. metres (51.7 sq. feet)



Ground Floor
Approx. 105.8 sq. metres (1138.9 sq. feet)



First Floor
Approx. 76.5 sq. metres (823.4 sq. feet)



Total area: approx. 187.1 sq. metres (2014.0 sq. feet)



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