







42 Patrick Allan-
Fraser Street,

Arbroath, Angus, DD11 2LX

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Summary

Set within a peaceful cul-de-sac in Arbroath, within easy reach of a primary school, shops, green spaces and bus links, this spacious bungalow will appeal to many buyers, including first-time buyers, couples and young families. The family home boasts two bedrooms (one with a southeasterly aspect), a sunny living room with a fireplace, a versatile dining room/third bedroom, a breakfasting kitchen, and a family bathroom. There are also low-maintenance gardens, a garage with an attached utility room, and a paved driveway.

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

Features

- Detached bungalow in Arbroath
- Quiet cul-de-sac setting
- Entrance vestibule and hall with storage
- Sunny living room with electric fire
- Attractive fitted breakfasting kitchen
- Versatile dining room/third bedroom
- Two double bedrooms
- Bathroom with overhead shower
- Convenient utility room
- Easy-to-maintain gardens
- Private driveway and garage parking
- Gas central heating and double glazing



“This detached bungalow in Arbroath has two bedrooms, two reception rooms, a fitted kitchen, and a family bathroom.”







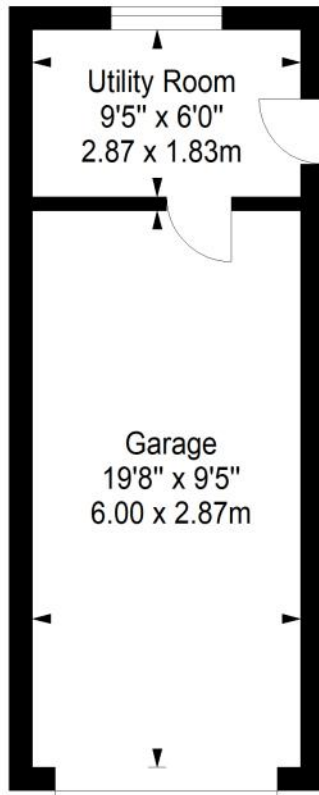
“This spacious family home is accompanied by easy-to-maintain gardens, a garage, and a paved driveway.”



Floorplan

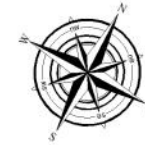
Garage & Utility Room

Approx. 23.1 sq. metres (248.7 sq. feet)



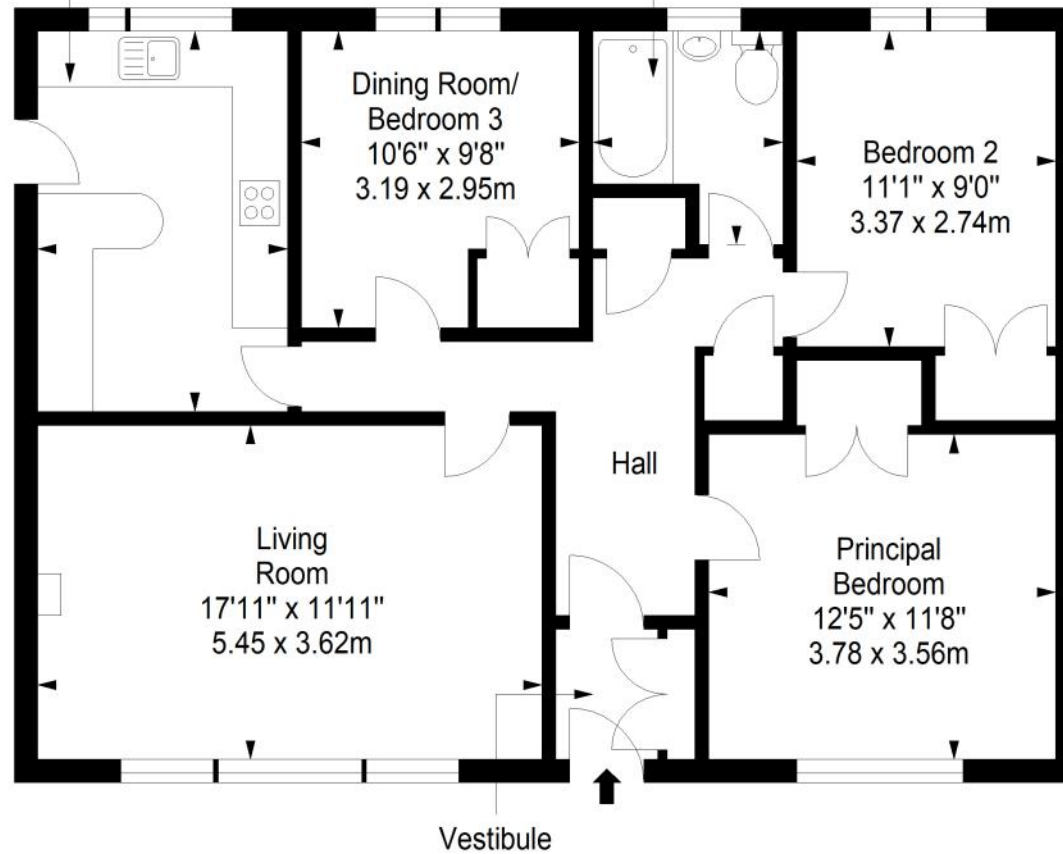
Ground Floor

Approx. 86.4 sq. metres (930.0 sq. feet)



Breakfasting Kitchen
13'4" x 8'10"
4.07 x 2.70m

Bathroom
7'6" x 6'6"
2.28 x 1.97m



Total area: approx. 109.5 sq. metres (1178.7 sq. feet)



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5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



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