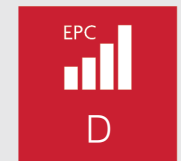
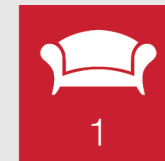




**Thorntons**   
The right way to move

## The Water Tower, Auchmithie

Arbroath, Angus  
DD11 5SL





## Summary

This unique three-bedroom detached residence offers rural tranquillity, less than three miles from the beach and just a 10-minute drive from Arbroath's shops, services, and rail links. The homely, light-filled interiors are contemporary yet full of rustic charm, showcasing impressive, vaulted ceilings and characterful touches of exposed brickwork and beams, all perfectly paired with décor in complementary tones. The wraparound enclosed plot promises blissful seclusion and features expansive lawns looking out across open fields. There is also a gated gravel driveway that accommodates multiple vehicles.

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

## Features

- Picturesque setting with open views
- Distinctive south-facing detached house
- Modern interiors with homely rustic character
- Bright hall with storage and handy WC
- Stylish integrated kitchen
- Generous vaulted reception room with a stove and garden access
- Principal bedroom with garden access
- Two further double bedrooms
- Airy bathroom with shower-over-bath
- Good-sized utility room with external access
- Secluded secure plot with generous gardens
- Large, gated driveway
- Gas central heating, solar panels, and double-glazing



"The unique three-bedroom home spans three floors, with all rooms facing south and offering unspoilt country views."





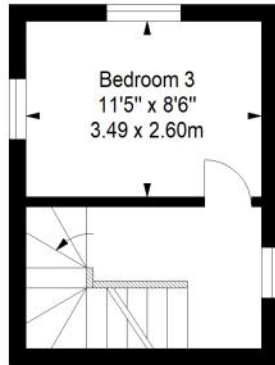


"The well-kept wraparound grounds are exceptionally private, with generous gardens and a gated multi-vehicle driveway."

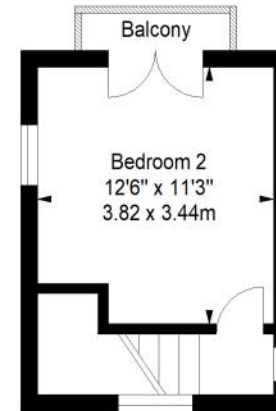


# Floorplan

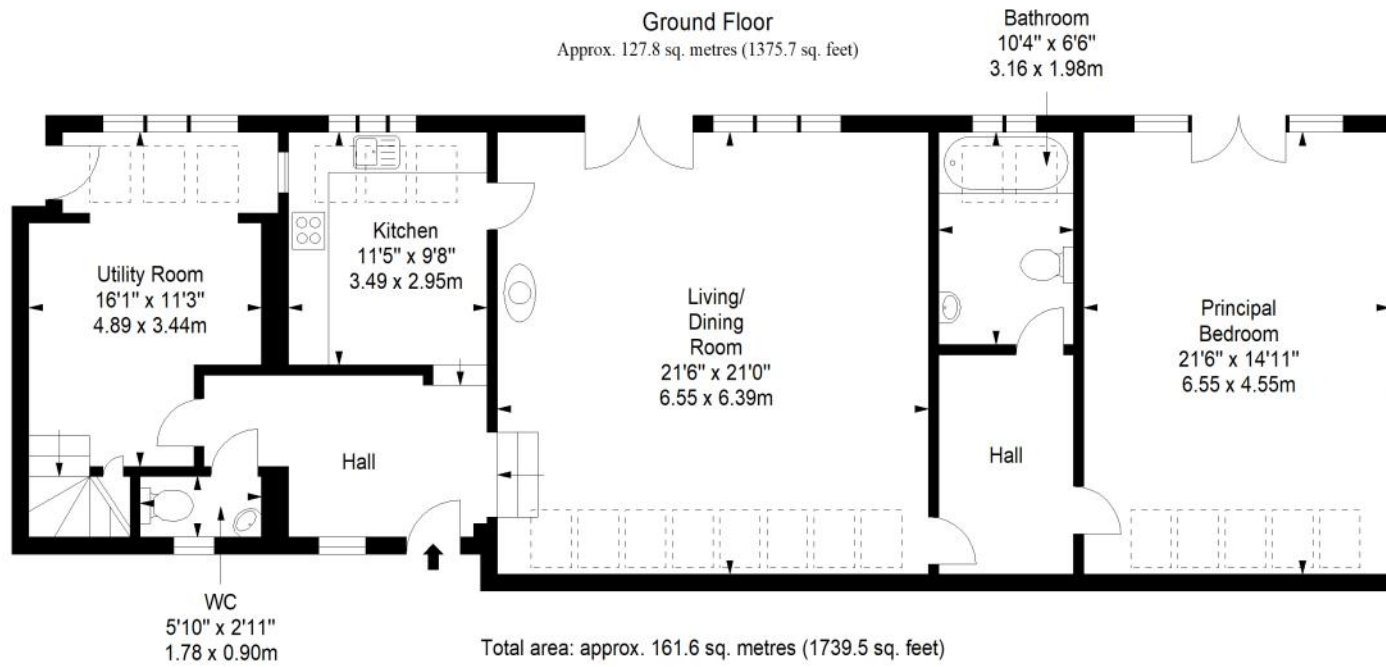
**First Floor**  
Approx. 16.9 sq. metres (181.9 sq. feet)



**Second Floor**  
Approx. 16.9 sq. metres (181.9 sq. feet)



**Ground Floor**  
Approx. 127.8 sq. metres (1375.7 sq. feet)





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