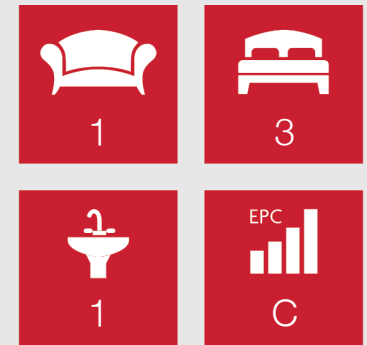




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20 Campbell
Crescent, Arbroath

Angus, DD11 4JP





Summary

This modern three-bedroom semi-detached house is quietly situated on the rural fringes of Arbroath – a popular seaside town well-connected to nearby Dundee, with rail links taking just 20 minutes. The ideal family home is attractively presented and includes a living room connected to a sunny dining kitchen, useful built-in storage, a bathroom, and a convenient ground-floor WC. The neatly kept gardens are secure and southeast-facing to the rear, with direct access from the kitchen. There is also a large, gravelled driveway for ample private parking.

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

Features

- Quiet seaside town location
- Attractive modern semi-detached house
- Entrance vestibule with handy WC
- Comfortable living room with kitchen access
- Stylish, south-facing dining kitchen with garden access
- Three bedrooms (two with storage)
- Bathroom with shower-over-bath
- Easy-upkeep gardens, secure and southeast-facing to the rear
- Large private driveway
- Gas central heating and double glazing



"The attractive modern interiors are family friendly with three bedrooms, multiple WCs, and connected living/dining spaces."



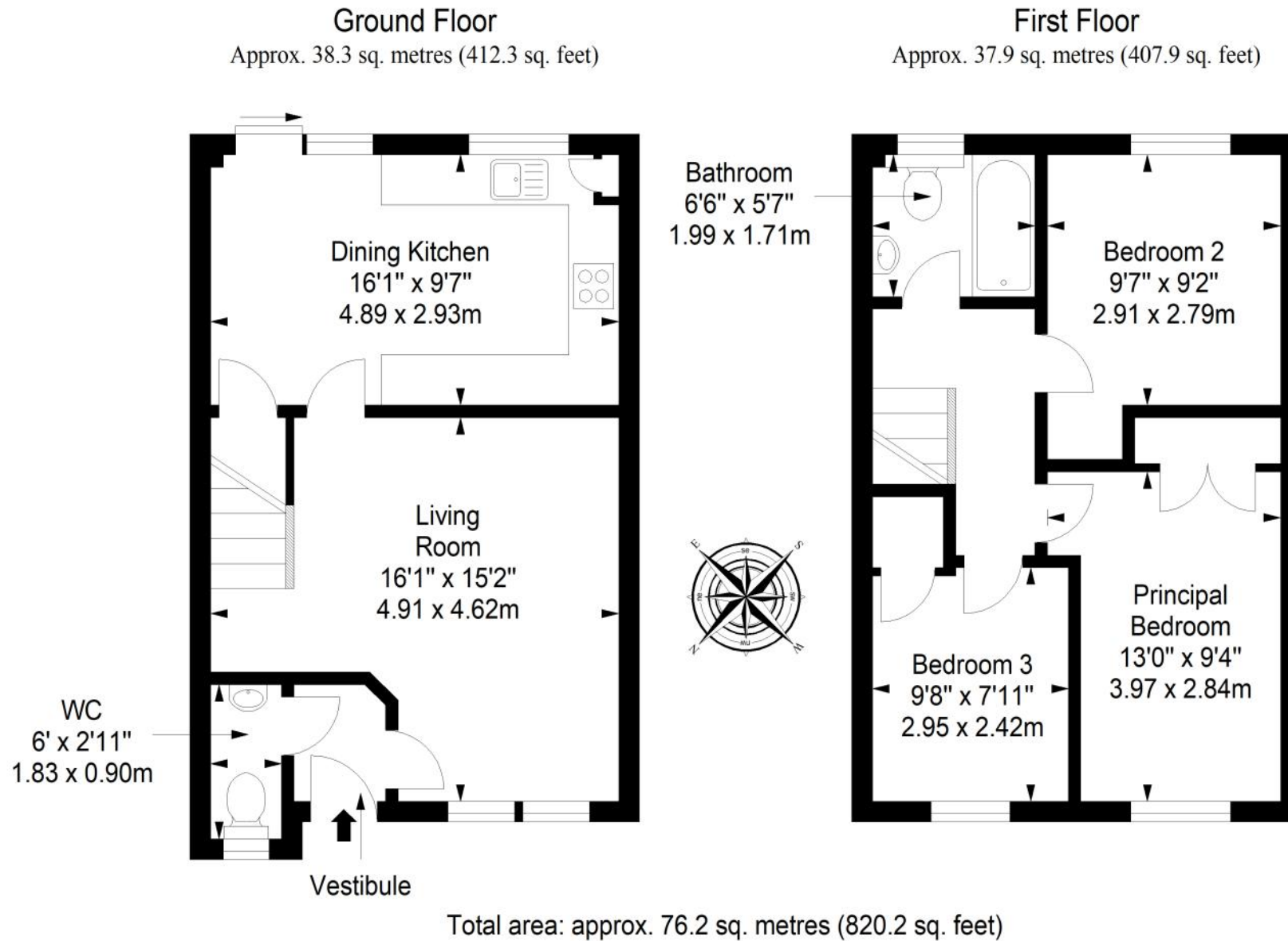




"The full-enclosed rear garden, with a lawn and sheltered seating deck, is easy to maintain and enjoys a favourably sunny position."



Floorplan





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