



Thorntons 
The right way to move

29 Cliffburn
Road,

Arbroath, DD11 5BS



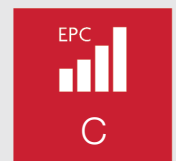
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Summary

This well-presented detached house enjoys a peaceful address in coastal Arbroath, within easy reach of local amenities, shops (including supermarkets), schools, parks, bus/rail links and the beach, with neatly maintained gardens and a generous driveway. The spacious home boasts a spacious living room, a family room, a study area, a double-aspect dining kitchen, three bedrooms, with the principal benefiting from a dressing room/snug and an en-suite shower room, and a floored attic. Completing the home is a ground-floor shower room and a first-floor WC. Externally, the property has generous gardens, a bar/store with a deck, and private driveway parking.

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

Features

- Detached house in Arbroath
- Entrance porch and reception hall with storage
- Spacious living room
- Family room and study area
- Sun-facing dual-aspect dining kitchen
- Sunny main bedroom with a snug/dressing room and en-suite
- Two more spacious bedrooms
- Versatile floored attic with WC
- Modern shower room with a towel warmer
- Private gardens to front, side and rear
- Detached bar and store with a deck
- Private driveway parking
- Gas central heating and double glazing



“A spacious detached house in Arbroath, with three bedrooms, two reception rooms, a dining kitchen and two bathrooms (plus a guest WC).”







“Accompanying the peacefully located home are ample private parking and generous gardens to the front, side and rear.”



Floorplan





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