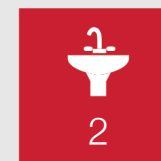




Newbarns Smithy,

Inverkeilor, Arbroath,
DD11 5SW





Summary

Enjoying close proximity to open countryside and the coast, this detached house in popular Inverkeilor is sure to appeal to a wide range of buyers. The home comprises a vestibule and hall (with storage) leading to a triple-aspect living room with double doors to a sunny open-plan dining room and fitted kitchen with a utility room, and three double bedrooms, with the principal benefiting from a built-in mirrored wardrobe and an en-suite shower room, and a versatile study/store. Completing the accommodation is a four-piece bathroom. Externally, Newbarns Smithy benefits from generous garden grounds, a spacious driveway and a double garage.

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

Features

- Detached house in Inverkeilor
- Sought-after village setting
- Attractive, modern interiors
- Entrance vestibule and hall with storage
- Triple-aspect living room
- Sunny kitchen/dining area with utility room
- Landing with a wardrobe and a store/study
- Three dual-aspect double bedrooms
- En-suite shower room
- Four-piece family bathroom
- Private gardens to the front and rear
- Private garage and driveway parking
- Oil-fired central heating and double glazing



“A spacious detached house in Inverkeilor, with three bedrooms, a spacious living room, an open-plan kitchen and dining area, and two bathrooms.”



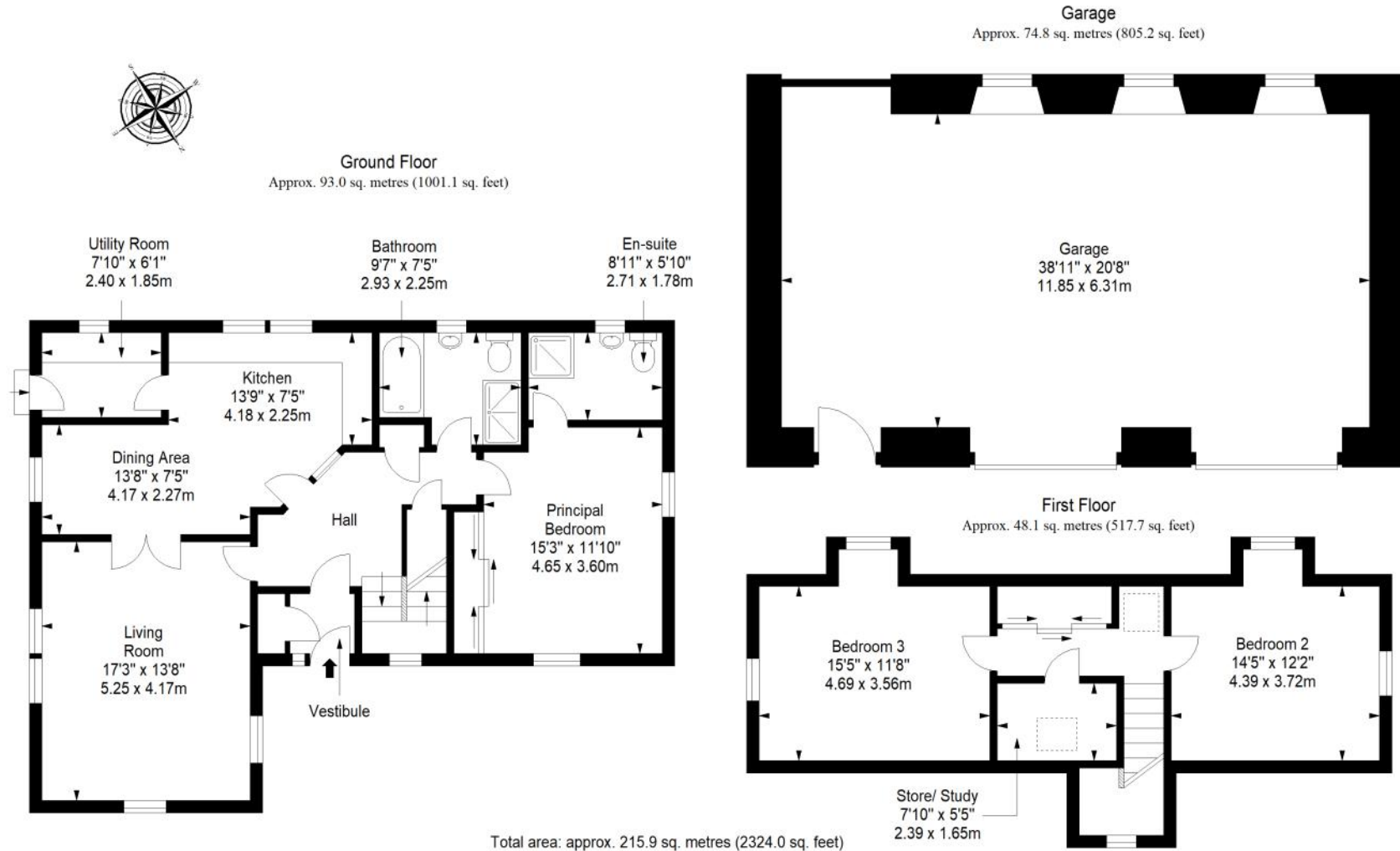




“The property is surrounded by scenic open countryside and enjoys generous garden grounds, a spacious driveway and a double garage.”



Floorplan





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