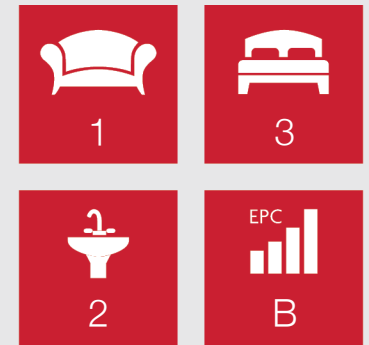




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## 48 Railton Gardens,

Arbroath, Angus, DD11 3FA







## Summary

Set on the outskirts of the seaside town of Arbroath, this terraced home, which forms part of a modern development, is sure to appeal to a wide range of buyers. The home comprises a generous living room leading to a fitted dining kitchen with space for seated dining and double doors to the garden, as well as three bedrooms, with the principal bedroom benefiting from an en-suite shower room and built-in wardrobe. Completing the accommodation is a three-piece family bathroom and a separate WC. Outside, 48 Railton Gardens comes with private parking and an enclosed rear garden with a summerhouse and garden store.

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

## Features

- End-terrace house in Arbroath
- Part of a modern development
- Crip, modern interiors throughout
- Entrance hall with WC
- Spacious living room
- Sunny dining kitchen with under-stair storage
- Wardrobed main bedroom with en-suite
- Two southeast-facing bedrooms (one with wardrobe)
- Modern family bathroom
- Enclosed rear garden with sunny aspect
- Attached garden store and summerhouse
- Private driveway parking
- Gas central heating and double glazing



“An end-terrace home in Arbroath,  
with three bedrooms, a reception  
room, a dining kitchen and two  
bathrooms, plus a private garden  
and driveway parking.”











“The property is conveniently located within easy reach of local amenities, including shops, a train station, bus links, and scenic outdoor spaces, including the beach.”

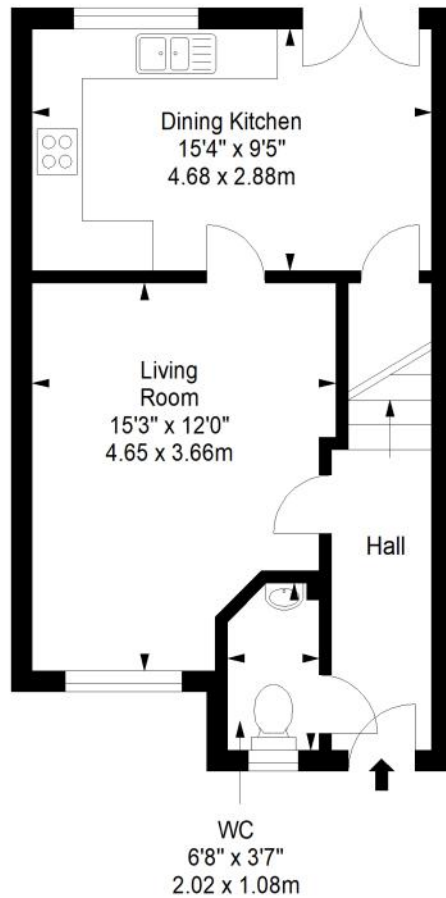




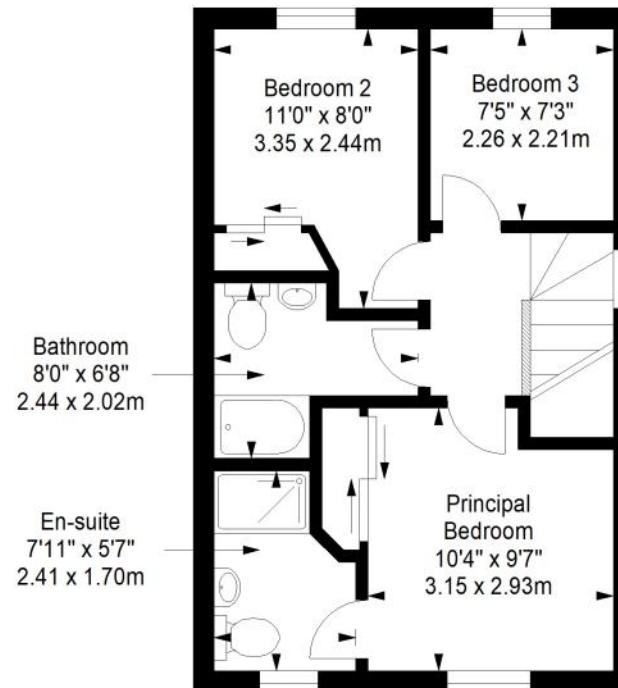


# Floorplan

**Ground Floor**  
Approx. 36.9 sq. metres (397.2 sq. feet)

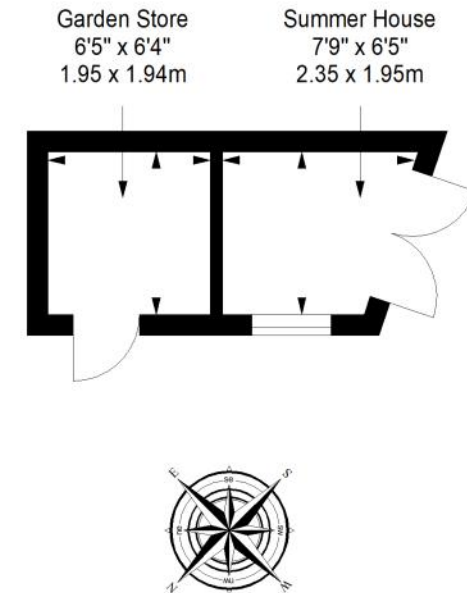


**First Floor**  
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)

**Garden Store / Summer House**  
Approx. 8.0 sq. metres (86.1 sq. feet)





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