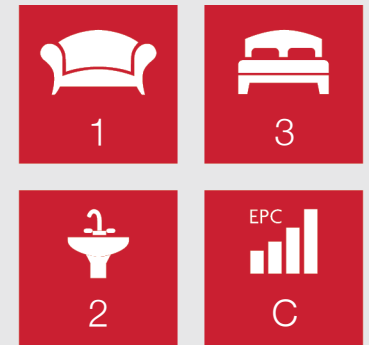




Thorntons 
The right way to move

36 Clapham Wynd

Arbroath, Angus, DD11 5JZ





Summary

Welcome to a beautiful three-bedroom semi-detached house which is presented to market in true walk-in condition, offering lightly decorated interiors and modern finishings throughout. The home boasts a quality dining kitchen, as well as a fashionable bathroom, en-suite, and WC. It also has the advantage of private parking and family-friendly gardens which capture lots of daily sun. Part of a desirable neighbourhood, the property offers a relaxed lifestyle in Arbroath set within easy reach of the countryside and coast.

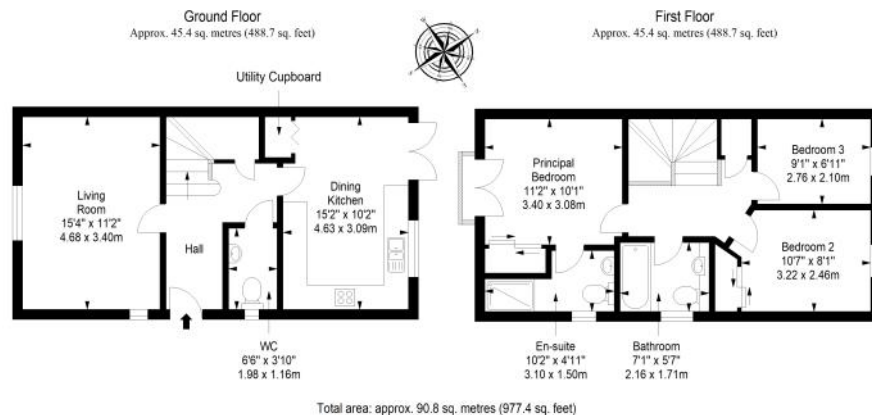
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Modern semi-detached house in Arbroath
- Part of a sought-after development
- Welcoming hall with storage and a WC
- Spacious, dual-aspect living room
- Modern dining kitchen with French doors
- Landing with an airing cupboard
- Principal suite with a Juliet balcony
- Two additional bedrooms
- Built-in wardrobes in two bedrooms
- Contemporary en-suite shower room
- On-trend bathroom with overhead shower
- Charming side garden laid to lawn
- Enclosed, low-maintenance rear garden
- Private driveway for off-street parking
- Gas central heating and doubleglazing



Floorplan



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

@ThorntonsPropertyServices @thorntonsproperty @ThorntonsPS