



40 Moonlight Gardens,
Arbroath, DD11 5LE



Delightful, modern, detached family home situated to the north of the town centre, perfect for the growing family

 4 Bed  3 Bath  2 Reception

This impressive Stewart Milne Glenmore detached villa provides spacious, flexible family accommodation over two levels and is situated within a popular residential development to the north of Arbroath town centre. Ideally positioned for easy access to local schools, shops, leisure facilities and transport links, the property offers excellent connectivity to Arbroath and the wider Angus area.

Finished to a high standard throughout, the accommodation is both stylish and practical. The ground floor comprises a welcoming entrance hall, a convenient WC/cloakroom, and a bright lounge with French doors opening onto the rear garden. A dining room, which could equally serve as a playroom or home office, adds further flexibility. The dining kitchen is fitted with a range of units and integrated appliances, including a hob, oven, microwave/grill, extractor hood, fridge, freezer and dishwasher, with ample space for family dining. Completing the ground floor is a useful utility room with plumbing for a washing machine and space for a tumble dryer. Upstairs, there are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms and one with bespoke fitted wardrobes by ‘Sharp’, together with a family bathroom.

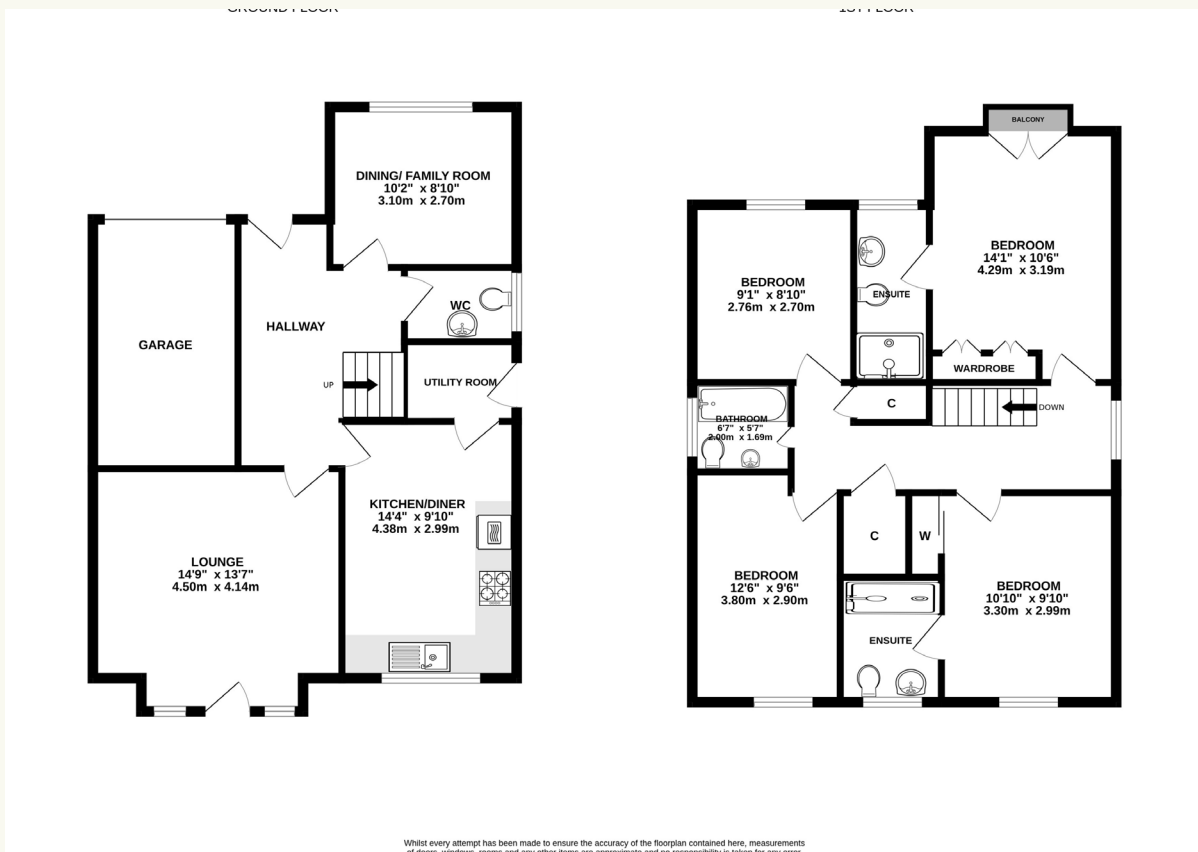
Externally, the property has well-maintained gardens to the front and rear, incorporating areas of lawn and a paved patio ideal for outdoor entertaining. A driveway to the front provides off-street parking and leads to the garage. Further benefits include double glazing, gas central heating, and the inclusion of all fitted floor coverings, fitted window blinds, integrated kitchen appliances as specified, and the garden shed within the sale.

A superb family home offering excellent space, versatility and quality throughout. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Features

- Entrance hall
- WC/cloakroom
- Lounge
- Dining/playroom
- Kitchen/dining room
- Utility room
- Four bedrooms (2 x E/S)
- Bathroom
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating B

Offers Over £290,000



Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. Steeped in history, the large sandstone Abbey stands in the centre of the town being the place where the declaration of Arbroath was signed. Famous for the 'Arbroath Smokie' the town has a thriving fishing port and is a picturesque holiday destination with sandy beaches and rugged cliff frontage. Boasting excellent sports and leisure facilities, complimented with many local clubs including golf, tennis, football, rugby and bowls the town also benefits from a mainline east coast railway station.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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