



Greenlea, Colliston, Arbroath, Angus, DD11 3RP

Spacious, Three Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Spacious and well-presented, three-bedroom, semi-detached home with a driveway and extensive gardens. Set in an idyllic rural location, in Colliston, near Arbroath, Angus.

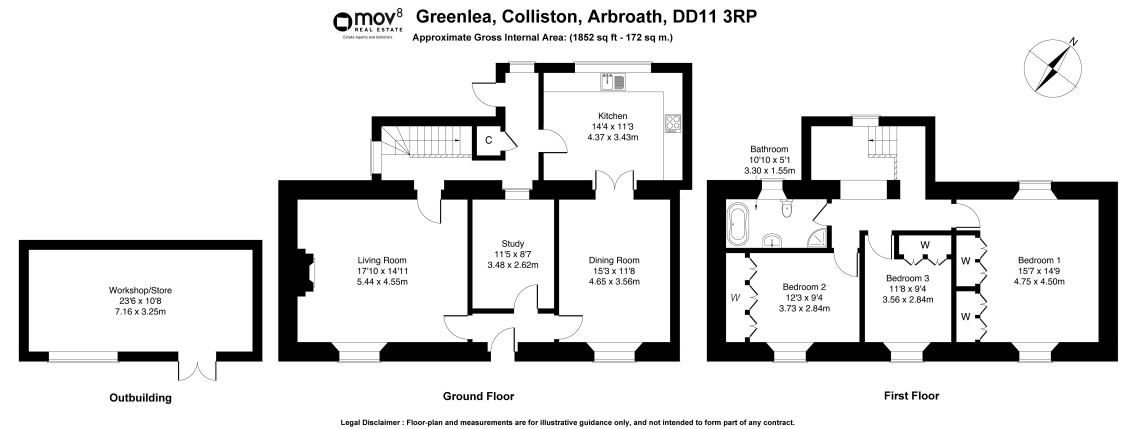
Comprises an entrance, rear and upper hall, living room, dining room, kitchen, three bedrooms, a bathroom, and a study.

Features include light neutral decor throughout the majority of the property, contemporary flooring, and a modern fitted kitchen. In addition, there is gas central heating, double glazing, and superb storage provision, including bedroom wardrobes.

Externally, the property benefits from a large rear garden with patios, lawns and a shed; with a driveway to the front, and a large workshop/store.

A welcoming entrance hall affords access to the majority of the ground floor and offers space for outerwear. Set to the front, a spacious, southerly-facing living room features a fireplace, carpeted flooring, and a wall-mounted TV point. A separate dining room is also set to the front, affording access to the rear-facing kitchen. Fitted wall and base units include a sink with a drainer, a double oven and a gas hob, with space for freestanding appliances. Completing the ground floor, the study offers a superb flexible room; whilst the rear hall affords access to the garden, a built-in storage cupboard and the stairs leading to the upper hall.

On the first floor, bedroom one offers a generously sized room, with a dual-aspect, carpeted flooring, and large built-in wardrobes. Two further carpeted bedrooms are set to the front, also with large built-in wardrobes. Completing the accommodation, the bathroom is fitted with a modern suite including a separate bathtub and shower cubicle, tiled splash walls and flooring, and a ladder-style radiator.



Area Description





Colliston is a roadside hamlet in Angus, nestled in the countryside, offering an idyllic rural location. It has its own primary school, whilst amenities are available within and around the surrounding areas. Situated on the coast of the North Sea, the seaside town of Arbroath is around 3.5 miles away, with its picturesque harbour, sandy beaches, and a

of history. The largest town in Angus, and perhaps best known worldwide for the Arbroath Smokie, the town provides all the expected local amenities set amidst enviable landscapes. The A933 offers a quick connection for links further afield, whilst Colliston also offers bus services at its doorstep, with a railway station at Arbroath.





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