



**Thorntons**  
The right way to move

96 Bellevue Gardens, Arbroath,  
Angus DD11 5BQ





### Summary

Well proportioned detached bungalow, set within a highly sought after residential area on the east side of Arbroath, which benefits from gas central heating and double glazing and comprises: entrance vestibule, bright lounge/dining room, fitted kitchen with direct access to driveway, three well proportioned bedrooms and a partially tiled shower room. Externally, the front garden is laid to lawn with mature planting. A monoblocked driveway to the side leads to a garage, providing ample off street parking. The enclosed rear garden is ideal for outdoor enjoyment, featuring a lawn, paved patio area, and a summerhouse.

### Features

- Detached Bungalow
- Popular Residential Area
- Close to seafront and cliffs
- Lounge/Dining
- Kitchen
- 3 Bedrooms
- Shower Room
- GCH; DG; EPC - D
- Drive, Garage, Gardens
- Council Tax Band D

### Room Measurements

Lounge: 18'1 x 12'6 (5.50m x 3.80m)

Kitchen: 13'5 x 8'11 (4.10m x 2.72m)

Bedroom: 12'6 x 10'2 (3.80m x 3.10m)

Bedroom: 11'2 x 8'10 (3.40m x 2.69m)

Bedroom: 10'6 x 9'11 (3.20m x 3.01m)

Shower Room: 7'3 x 6'3 (2.20m x 1.90m)



The historic coastal town offers an excellent range of amenities, including major supermarkets, leisure facilities, and strong transport links via rail, bus, and the nearby A92.





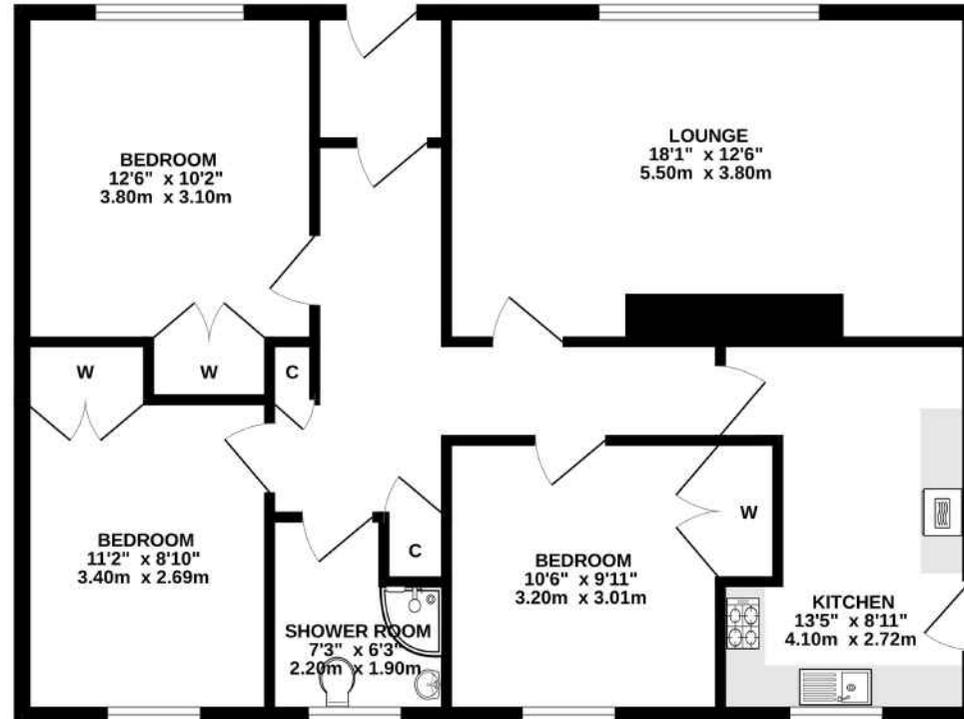


Both primary and secondary schooling are within easy reach.



# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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## Our Branches

### ANSTRUTHER

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

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 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  
edinburghea@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  
dundearea@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

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 383977  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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