



Conon Lea,
Colliston,

Arbroath, DD11 3RP

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Summary

This two-bedroom semi-detached traditional cottage enjoys a peaceful village setting, within easy reach of Arbroath and all its amenities. In addition to two double bedrooms, the family home boasts a spacious, sun-filled, double-aspect living room, an equally generous open-plan snug, and a dining kitchen with fitted units and double-aspect windows, as well as a three-piece family bathroom. The large property includes an ample and thriving front garden, a decorative rear garden with outdoor seating space, and a paved multi-car driveway leading to a double garage.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances (excluding washing machine) are included in the sale.

Features

- Semi-detached period cottage in Colliston
- Sought-after rural setting
- Surrounded by scenic views
- Entrance hall with storage
- Sunny dual-aspect living room
- Open-plan snu/dining/breakfasting kitchen
- Spacious main bedroom
- Versatile second bedroom with a wardrobe
- Family bathroom
- Thriving private gardens
- Double garage and driveway parking
- Gas central heating and double glazing



“This two-bedroom semi-detached cottage in Colliston is complemented by generous private gardens, a multi-vehicle driveway and detached double garage.”



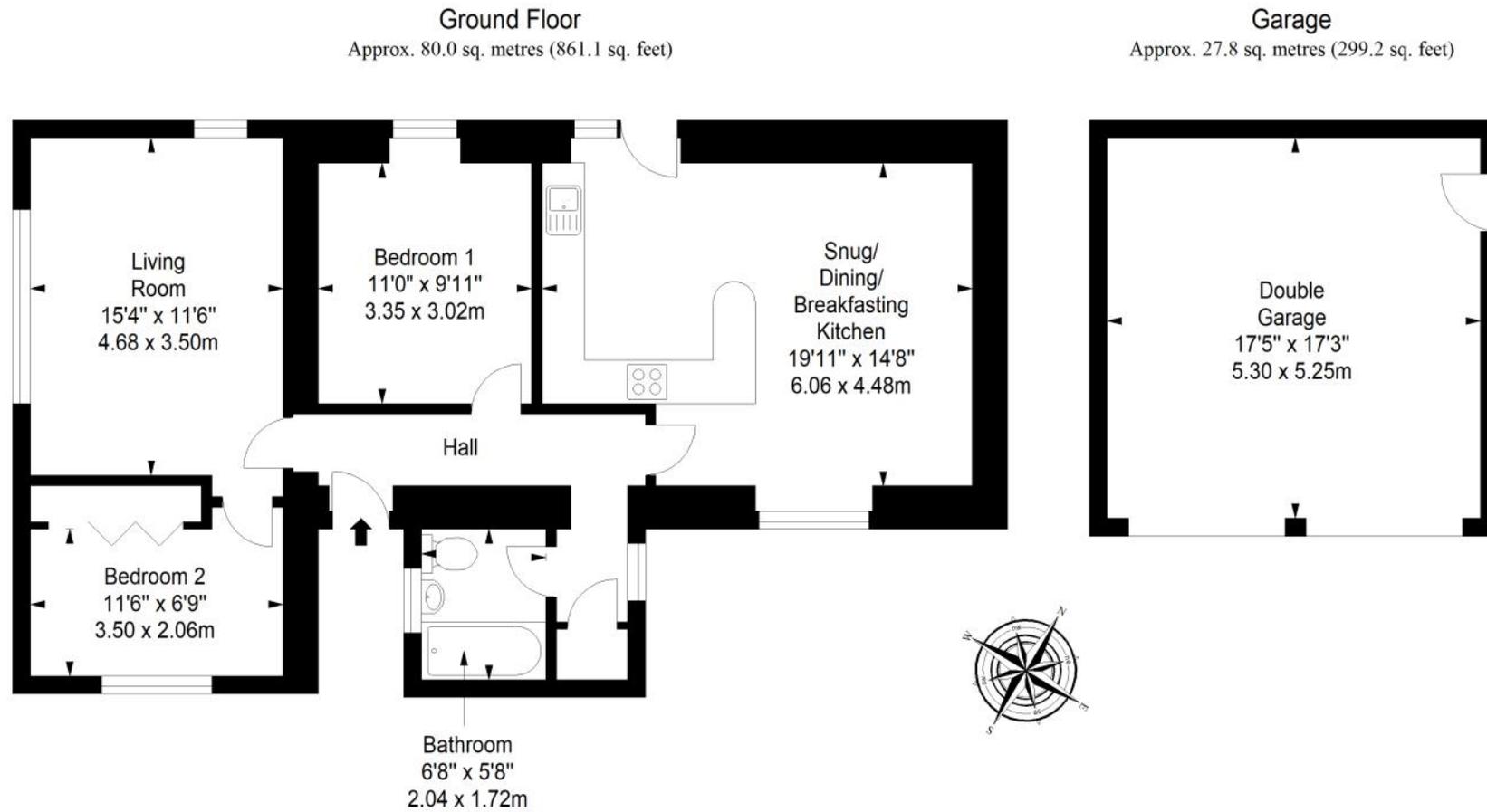




“The property is set within easy reach of local amenities, close to the primary school and a short drive from Arbroath.”



Floorplan



Ground Floor
Approx. 80.0 sq. metres (861.1 sq. feet)

Garage
Approx. 27.8 sq. metres (299.2 sq. feet)

Total area: approx. 80.0 sq. metres (861.1 sq. feet)



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