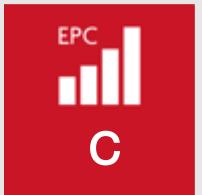




19a Burnett Drive, Arbroath,
Angus DD11 5FH





Summary

This outstanding four-bedroom detached villa presents an ideal opportunity for family living. The property is presented in excellent condition throughout. Upon entering, you're welcomed by a spacious reception hallway with practical storage. The bright and airy lounge flows effortlessly into a dining area. The kitchen is modern and well-equipped, with direct access to the rear garden, while a convenient WC and a versatile ground floor bedroom complete the layout on this level. Upstairs, the accommodation continues with three bedrooms, the master bedroom features a stylish en-suite shower room, while the family shower room is finished with a contemporary three-piece suite. Outside, the property enjoys a generous and private garden, complete with a patio area, greenhouse, lawn, and a charming summerhouse/bar—perfect for relaxing or entertaining. A spacious driveway provides ample off-street parking.

Features

- Detached Villa
- Popular Residential Area
- Lounge/Dining
- Kitchen
- 4 Bedrooms (1E/S)
- Shower Room & WC
- DG GCH
- Drive & Gardens
- Council Tax Band D
- EPC C

Room Measurements

Lounge/Diner: 20' 0" x 11' 6" (6.10m x 3.51m)

Kitchen: 11' 6" x 8' 2" (3.51m x 2.49m)

Bedroom: 15' 1" x 7' 7" (4.60m x 2.31m)

Bedroom: 12' 6" x 11' 9" (3.81m x 3.58m)

Bedroom: 12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom: 11' 10" x 10' 2" (3.61m x 3.10m)

Shower Room: 9' 2" x 6' 7" (2.79m x 2.01m)

En-Suite: 7' 4" x 3' 7" (2.24m x 1.09m)

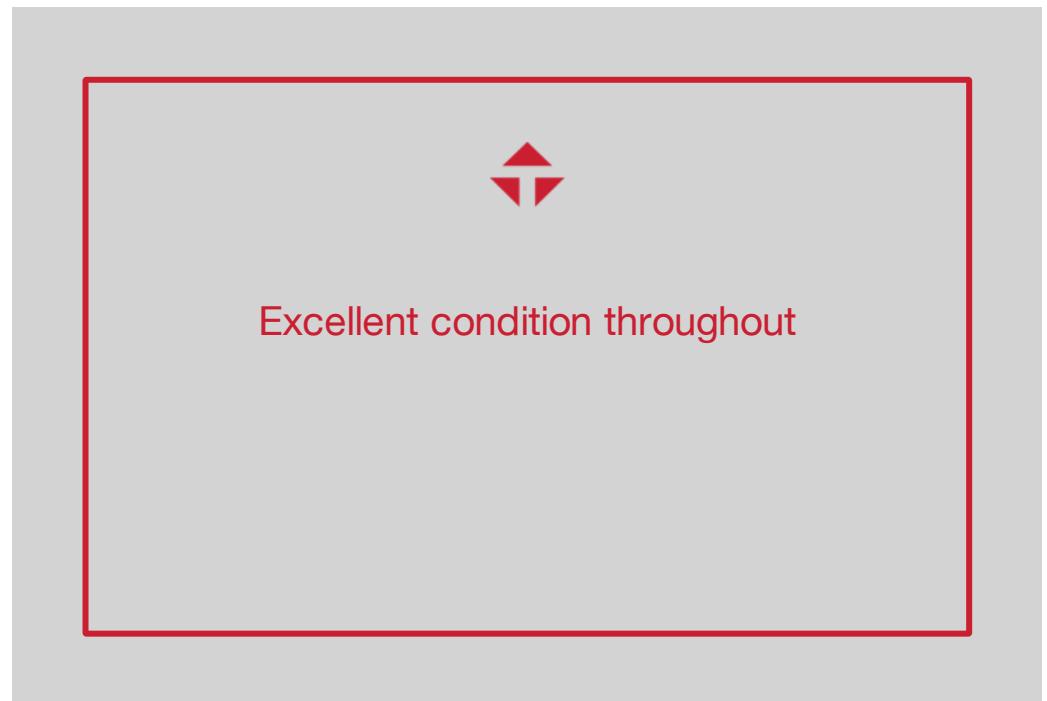
WC: 7' 3" x 3' 7" (2.21m x 1.09m)



Generously sized bedrooms



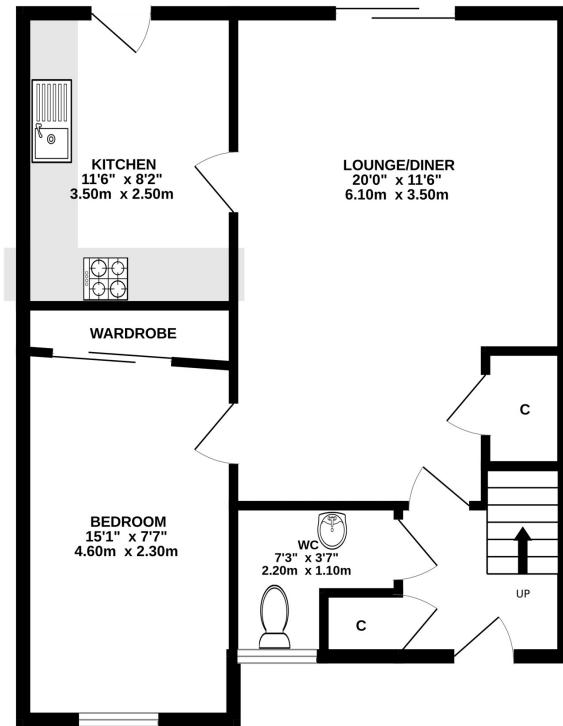




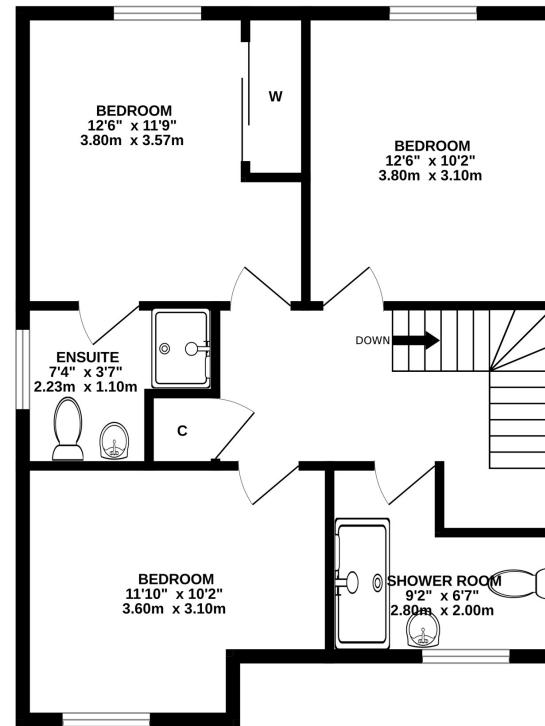


Floorplan

GROUND FLOOR



1ST 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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