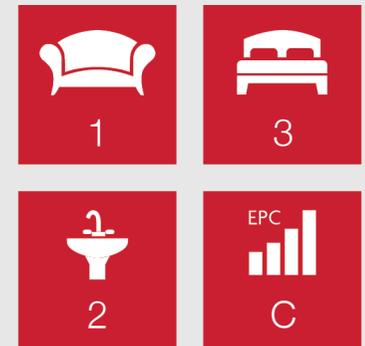




**Thorntons**   
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## 24 Clapham Wynd,

Arbroath, DD11 5JZ





## Summary

Set on the outskirts of seaside Arbroath, within commuting distance of central Dundee, this end-terrace house is well presented with attractive, contemporary interiors. The home comprises a double-aspect living room, a dining kitchen, three bedrooms (two with wardrobes), two bathrooms, and a guest WC. Outside, 24 Clapham Wynd benefits from a paved, private driveway and an enclosed rear garden with an outdoor seating space and two sheds. The property further boasts easy access to local amenities, a convenience store, scenic green spaces, a playground, a bakery, a café and excellent local schooling.

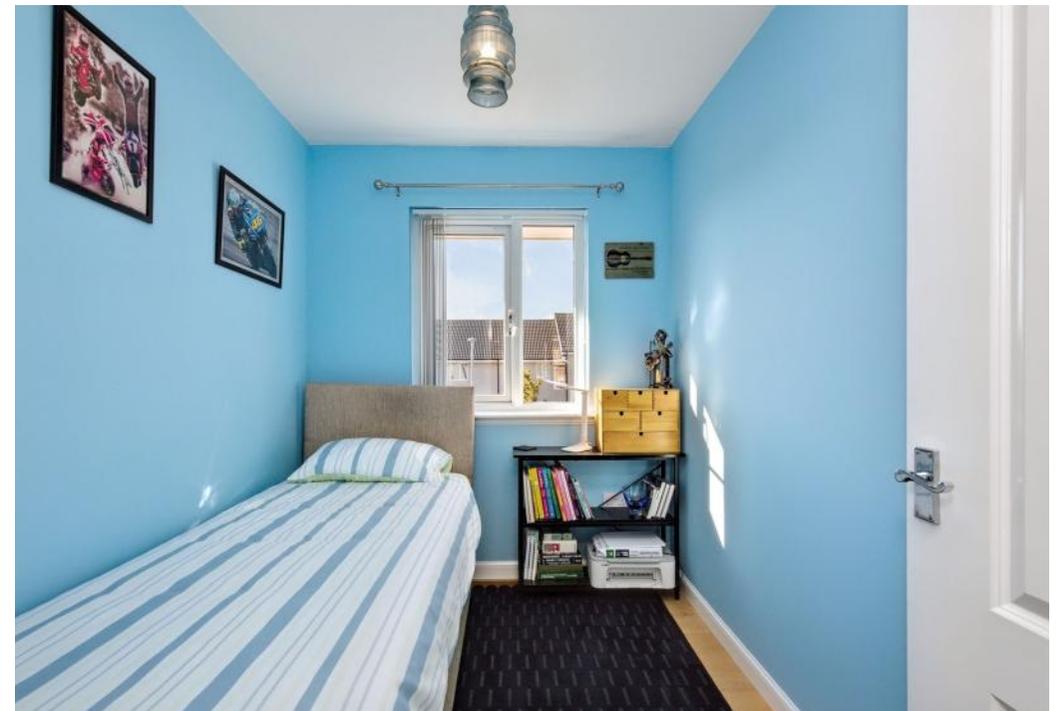
Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- End-terrace house in Arbroath
- Part of a modern development
- Attractive, modern interiors
- Entrance hall with under-stairs storage and WC
- Dual-aspect living room
- Double-doored dining kitchen
- Landing with storage
- Sunny Juliette balconied main bedroom with a wardrobe
- Two more bedrooms (one with a wardrobe)
- En-suite shower room
- Modern bathroom with overhead shower
- Enclosed rear garden with a shed
- Private driveway parking
- Gas central heating and double glazing



“A three-bedroom, two-bathroom (plus a WC) in Arbroath, with a secure garden with a shed and a paved private driveway.”





Mum



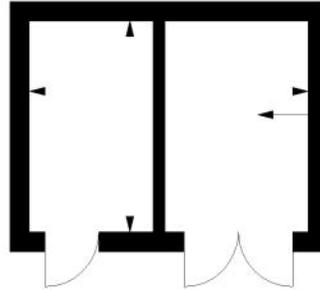


“The property is set within a modern development and is served by a convenience store, a playground, a bakery, a café, and excellent schools.”



# Floorplan

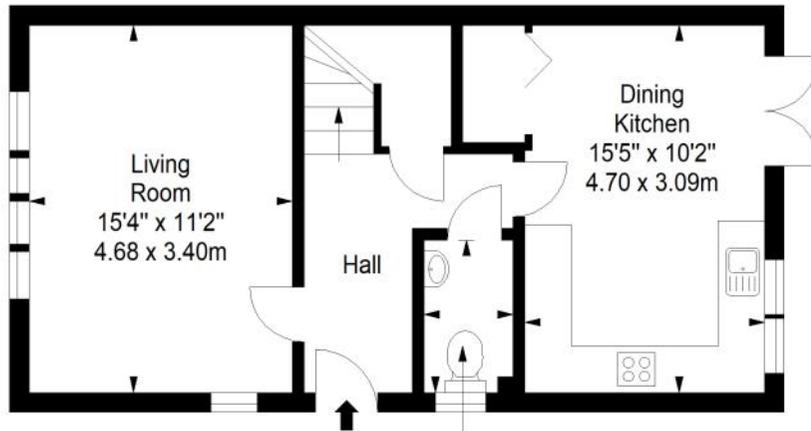
Shed  
Approx. 9.7 sq. metres (104.4 sq. feet)



Shed  
11'9" x 8'9"  
3.59 x 2.67m



Ground Floor  
Approx. 44.7 sq. metres (481.2 sq. feet)



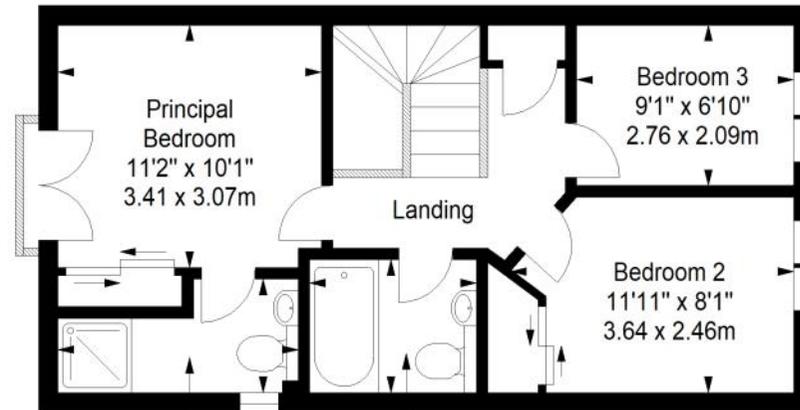
Living Room  
15'4" x 11'2"  
4.68 x 3.40m

Hall

Dining Kitchen  
15'5" x 10'2"  
4.70 x 3.09m

WC  
6'5" x 3'10"  
1.95 x 1.18m

First Floor  
Approx. 44.7 sq. metres (481.2 sq. feet)



Principal Bedroom  
11'2" x 10'1"  
3.41 x 3.07m

Landing

Bedroom 3  
9'1" x 6'10"  
2.76 x 2.09m

Bedroom 2  
11'11" x 8'1"  
3.64 x 2.46m

Ensuite  
10'1" x 4'9"  
3.08 x 1.45m

Bathroom  
7'1" x 5'7"  
2.15 x 1.70m

Total area: approx. 99.1 sq. metres (1066.8 sq. feet)



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