



**Thorntons**   
The right way to move

## 10 Bankhead Crescent,

Arbroath, Angus, DD11 2DP



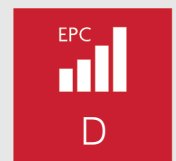
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## Summary

This exclusive three-bedroom detached house is an exceptional residence that has been extended and fully upgraded. It offers high-quality modern interiors (including a high-spec kitchen), generous private parking, and a large, family-friendly rear garden. Perfect for contemporary lifestyles, the home also enjoys a picturesque setting in Arbroath, situated on a quiet cul-de-sac beside a public park and open farmland. Furthermore, an alternate layout provides the opportunity to increase the bedrooms to four, by using the current living area as a fourth sleeping quarter and the open-plan family room as the main reception space. Extras: all fitted floor and window coverings, light fittings, integrated appliances (five-burner gas hob, double oven, microwave, fridge/freezer, wine fridge, dishwasher, and washing machine), and a dryer.

## Features

- An exceptional detached house
- In the historic coastal town of Arbroath
- Near amenities, schools, and idyllic beaches
- Entrance vestibule and hall with storage
- Bright and spacious living room
- Family room with wall-mounted fire
- Triple-aspect conservatory
- Breakfasting kitchen with central island
- Three double bedrooms and a study
- Quality 3pc en-suite shower room
- Contemporary 3pc shower room
- Mature gardens to the front and rear
- Detached garage and double driveway
- Gas central heating and double glazing





"An exceptional detached house in Arbroath, which has been extended and fully upgraded to provide high-quality interiors"









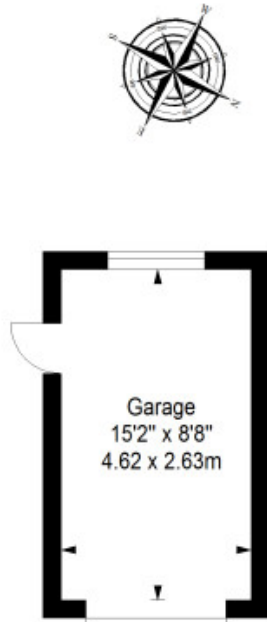
"The family home is finished to impeccable standards and it offers a high degree of versatility to suit the owners' needs"



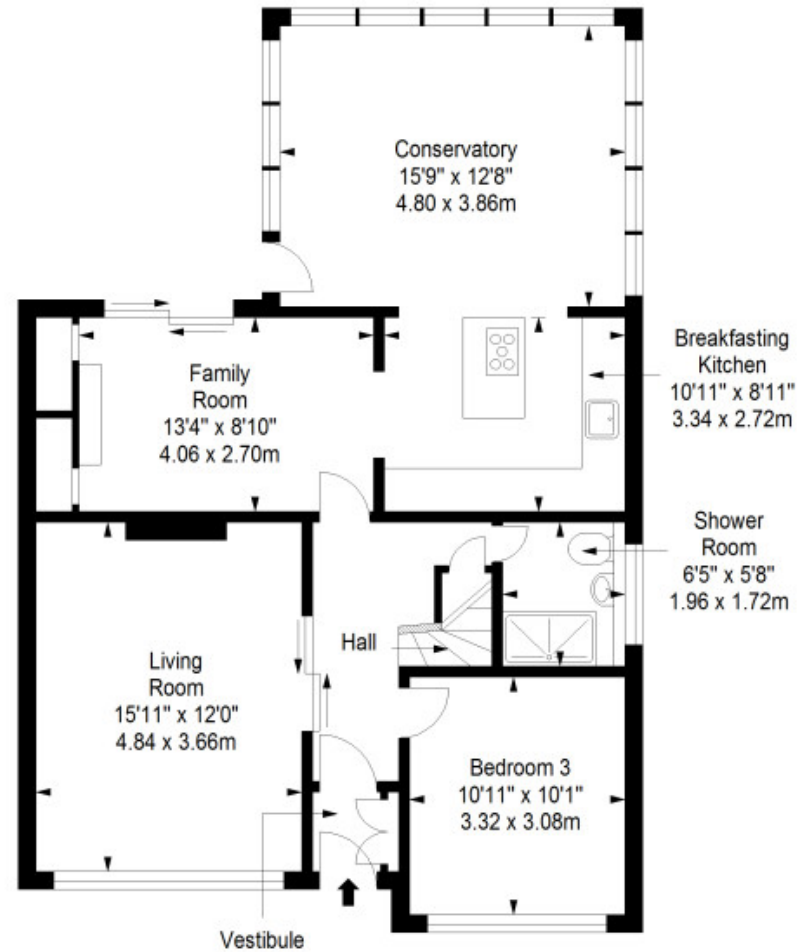


# Floorplan

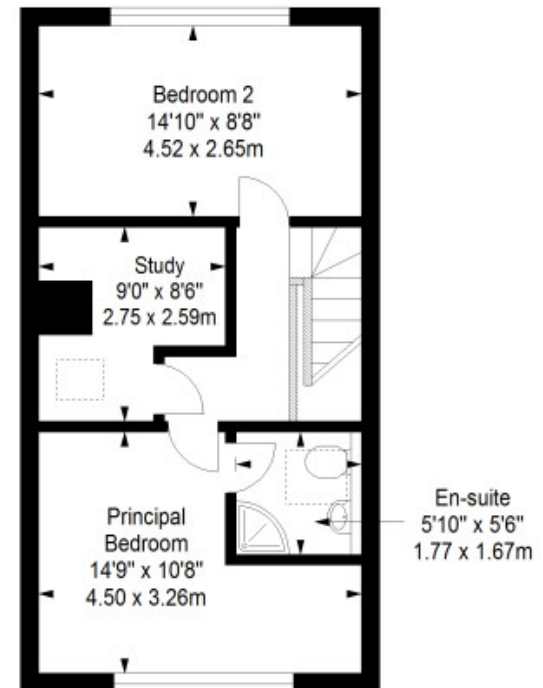
**Garage**  
Approx. 12.2 sq. metres (131.3 sq. feet)



**Ground Floor**  
Approx. 84.4 sq. metres (908.5 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 137.1 sq. metres (1475.8 sq. feet)





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