



Newbarns Smithy,

Inverkeilor, Arbroath,
DD11 5SW





Summary

Enjoying close proximity to open countryside and the coast, this detached house in popular Inverkeilor is sure to appeal to a wide range of buyers. The home comprises a vestibule and hall (with storage) leading to a triple-aspect living room with double doors to a sunny open-plan dining room and fitted kitchen with a utility room, and three double bedrooms, with the principal benefiting from a built-in mirrored wardrobe and an en-suite shower room, and a versatile study/store. Completing the accommodation is a four-piece bathroom. Externally, Newbarns Smithy benefits from generous garden grounds, a spacious driveway and a double garage.

Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale.

Features

- Detached house in Inverkeilor
- Sought-after village setting
- Attractive, modern interiors
- Entrance vestibule and hall with storage
- Triple-aspect living room
- Sunny kitchen/dining area with utility room
- Landing with a wardrobe and a store/study
- Three dual-aspect double bedrooms
- En-suite shower room
- Four-piece family bathroom
- Private gardens to the front and rear
- Private garage and driveway parking
- Oil-fired central heating and double glazing



“A spacious detached house in Inverkeilor, with three bedrooms, a spacious living room, an open-plan kitchen and dining area, and two bathrooms.”





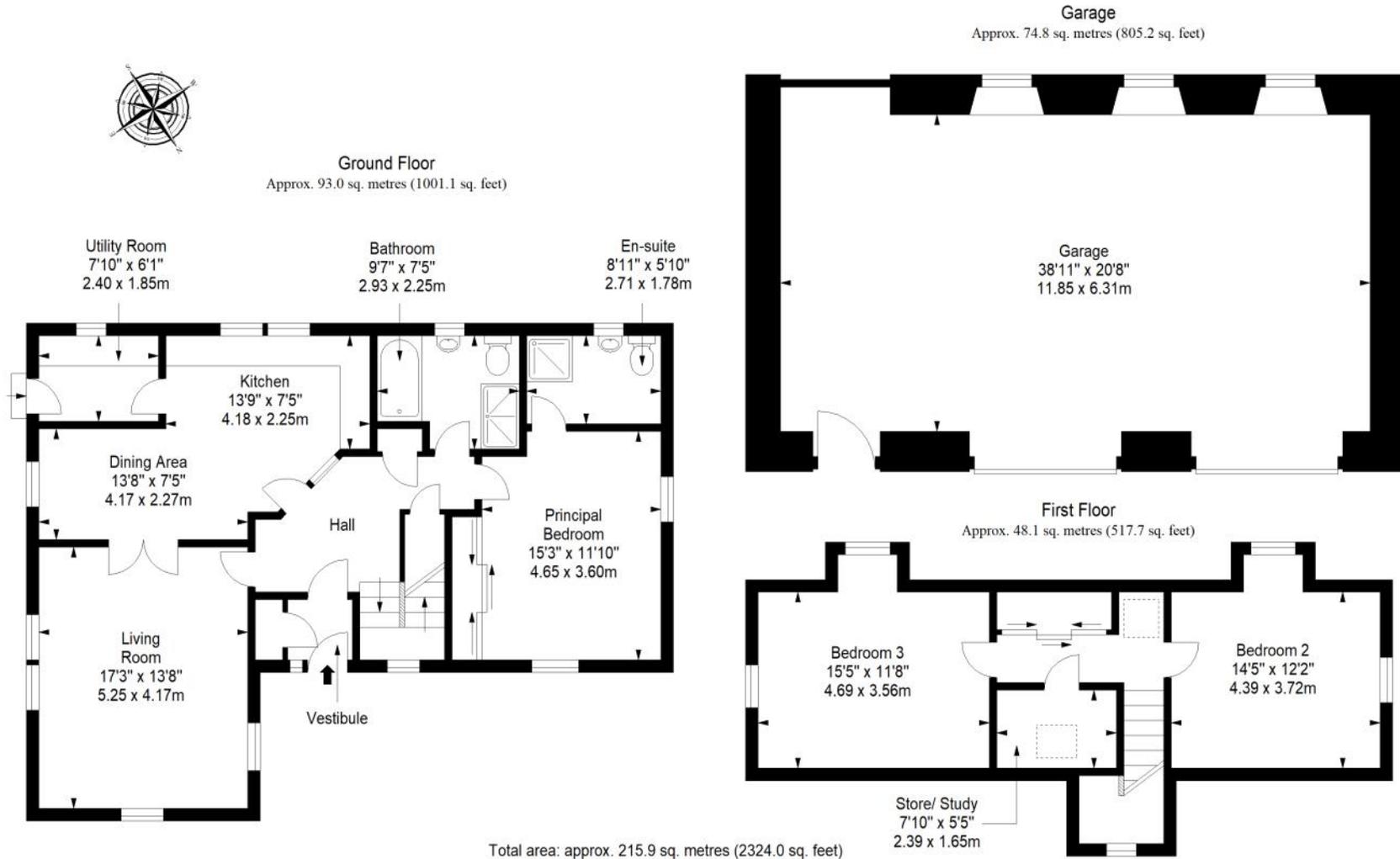




“The property is surrounded by scenic open countryside and enjoys generous garden grounds, a spacious driveway and a double garage.”



Floorplan





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

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3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@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

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

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49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

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Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



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