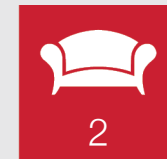




Thorntons 
The right way to move

18 Duncan
Avenue, Arbroath

Angus, DD11 2DA



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Summary

This charming detached villa offers a spacious three-bedroom, two-reception room home, set on a generous plot with a south-facing rear aspect, featuring immaculate gardens, two driveways, and a detached garage. The bright and airy interiors also offer an eat-in kitchen, a suntrap conservatory, a bathroom, an additional WC, and extra storage in the basement and eaves. Ideally situated in the seaside town of Arbroath, the property is within easy walking distance of the beach, as well as local shops and amenities, including schools and rail links that connect directly to Dundee and Aberdeen within an hour.

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

Features

- Charming detached villa
- Vestibule and hall
- Comfortable dual-aspect living room
- Elegant dining room connected to:
- Versatile sun-filled conservatory
- Bright dining kitchen with garden and driveway access via rear porch
- Three double bedrooms with storage
- Ground-floor bathroom
- Handy first-floor WC
- Basement and eaves storage
- Immaculate south-facing rear garden
- Two driveways
- Detached single garage
- Gas central heating and double glazing



"A spacious family home in walking distance of the beach, schools, central shops, and direct rail links to Dundee and Aberdeen."





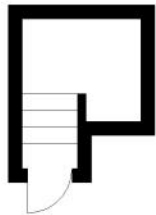


"The immaculately maintained grounds include a large south-facing garden and ample parking."

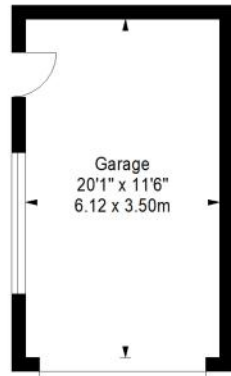


Floorplan

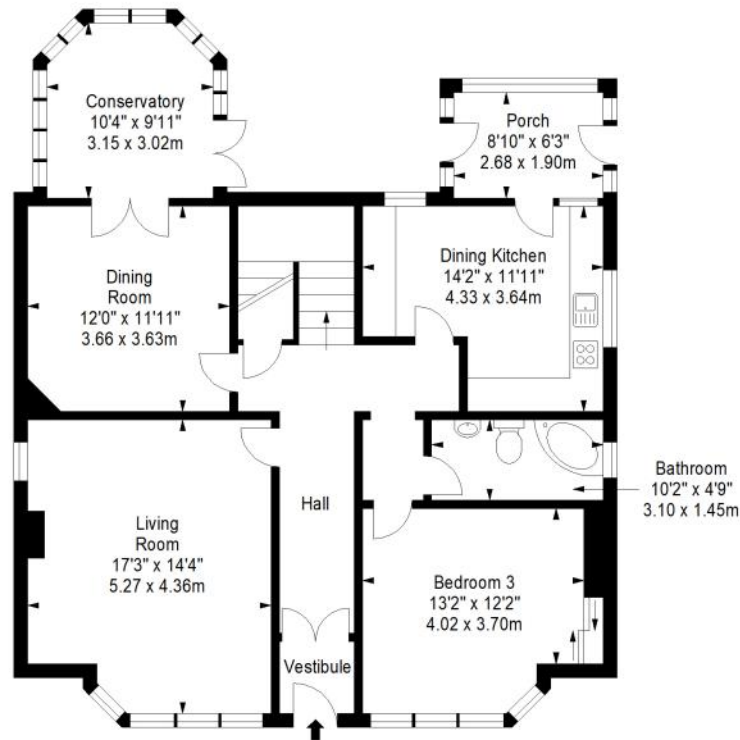
Basement (Understairs)
Approx. 4.8 sq. metres (51.7 sq. feet)



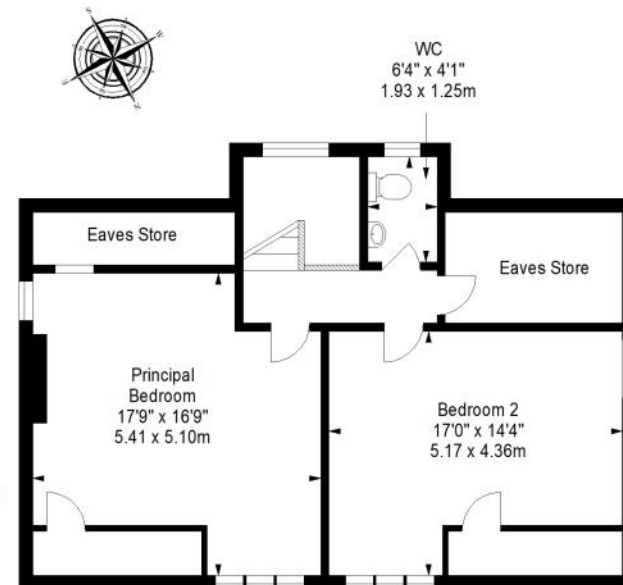
Garage
Approx. 21.4 sq. metres (230.4 sq. feet)



Ground Floor
Approx. 107.6 sq. metres (1158.2 sq. feet)



First Floor
Approx. 73.3 sq. metres (789.0 sq. feet)



Total area: approx. 185.7 sq. metres (1998.9 sq. feet)



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