



34 Kinghorne
Street,

Arbroath, DD11 2LZ



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Summary

Welcome to 34 Kinghorne Street, a well-presented detached home in Arbroath, offering bright, flexible family living in a popular residential setting. The home flows from a sunny living room into a spacious dining room, complemented by a contemporary breakfasting kitchen with an adjacent utility room. There are three bedrooms, including a southeast-facing principal, a stylish four-piece family bathroom with a walk-in shower and towel warmer, and excellent versatility throughout. Externally, the property enjoys private front and rear gardens, along with a driveway, garage parking, gas central heating and double glazing.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- Detached house in Arbroath
- Established residential suburb
- Vestibule and hall with WC and storage
- Sunny living room with an electric fireplace, open to
- Spacious dining room
- Breakfasting kitchen with utility room
- Sun-facing main bedroom with a built-in wardrobe
- Second double bedroom with storage
- Versatile third bedroom/study
- Four-piece family bathroom
- Private gardens to the front and rear
- Private driveway and garage parking
- Gas central heating and double glazing



“A spacious family home with three bedrooms, two reception rooms, a breakfasting kitchen, a utility room, a bathroom and a guest WC.”







“34 Kinghorne Street is ideally situated near a primary school, bus links, parks, and a short drive to shopping facilities and the beach.”

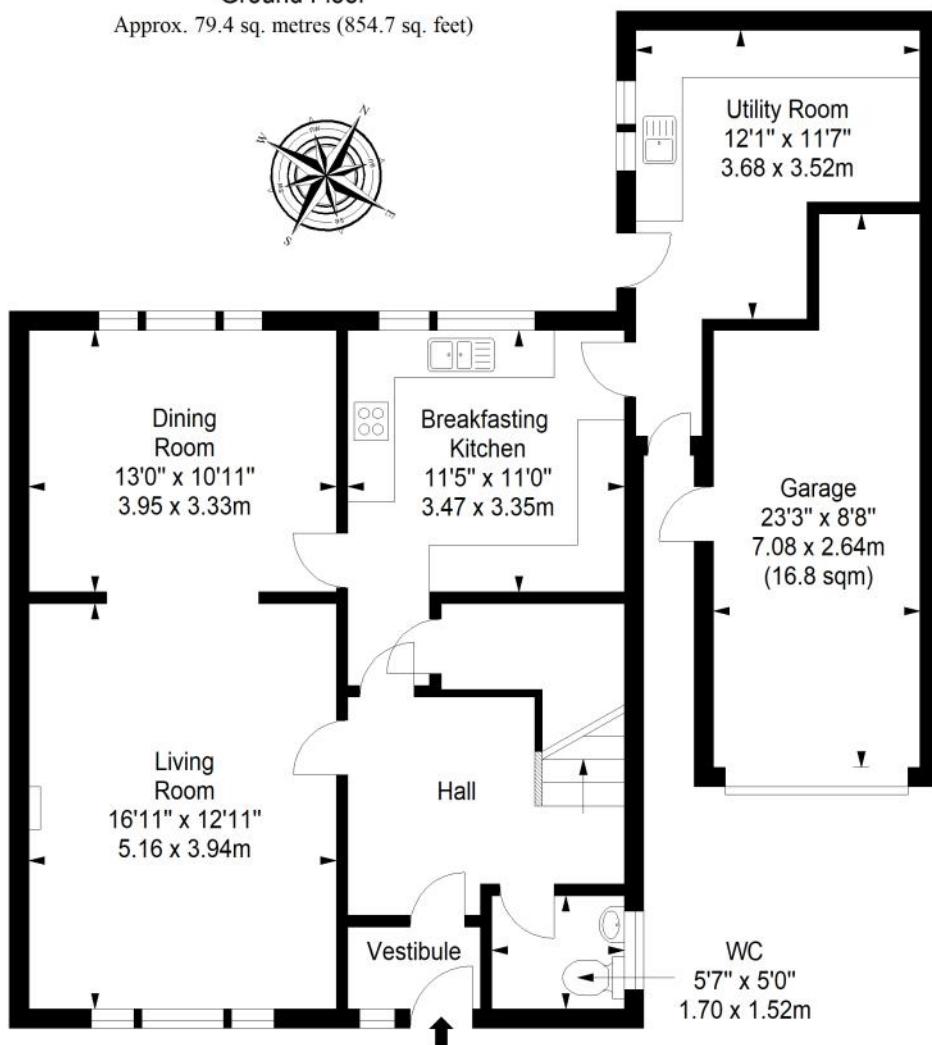




Floorplan

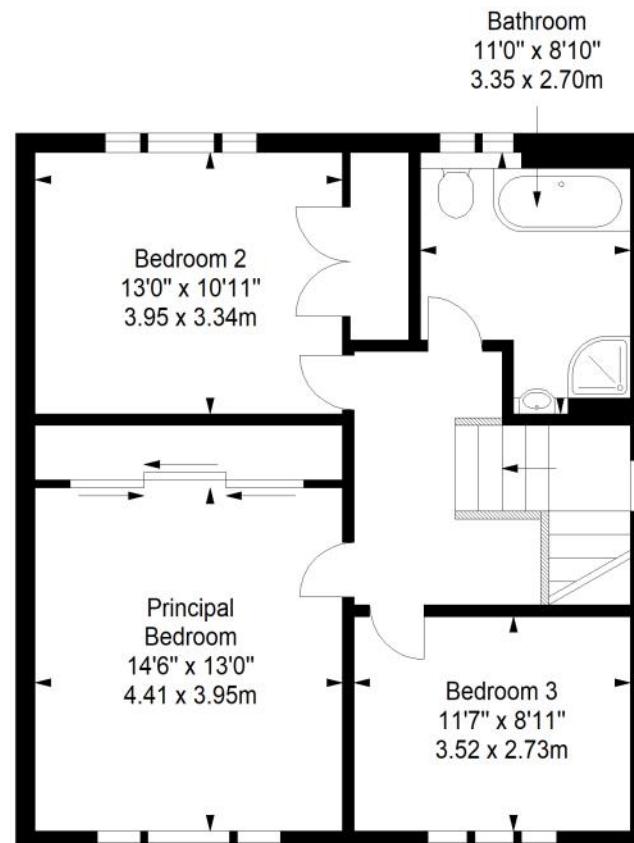
Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



Total area: approx. 146.0 sq. metres (1571.6 sq. feet)



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