



## 37 Provost Milne Gardens

Arbroath, Angus, DD11 5FG







## Summary

This executive four-bedroom detached house forms part of a family-friendly development set on the rural fringes of Arbroath. Conveniently, it remains within easy reach of all the town provides, including the beautiful beaches. The home itself is finished to high standards, and it enjoys tasteful interiors and quality finishings throughout. It features two reception areas, a well-appointed kitchen, and a modern bathroom, en-suite, and WC. The home also boasts private parking for three cars and a large rear garden which is professionally landscaped and with a suntrap aspect.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, fridge/freezer, and dishwasher), and a washing machine to be included.

## Features

- Large detached house with beautiful interiors
- Situated in the coastal town of Arbroath
- Welcoming hall with storage and a WC
- Spacious living room with French doors
- Formal dining room with box bay window
- Dining kitchen with French doors
- Three double bedrooms with storage
- Versatile fourth bedroom/home office
- Modern 3pc en-suite shower room
- Luxurious 3pc family bathroom
- Enclosed, southwest-facing rear garden
- Double driveway and integrated garage
- Gas central heating and double glazing



"A large four-bedroom executive detached house which offers a sought-after coast and country lifestyle in Arbroath"









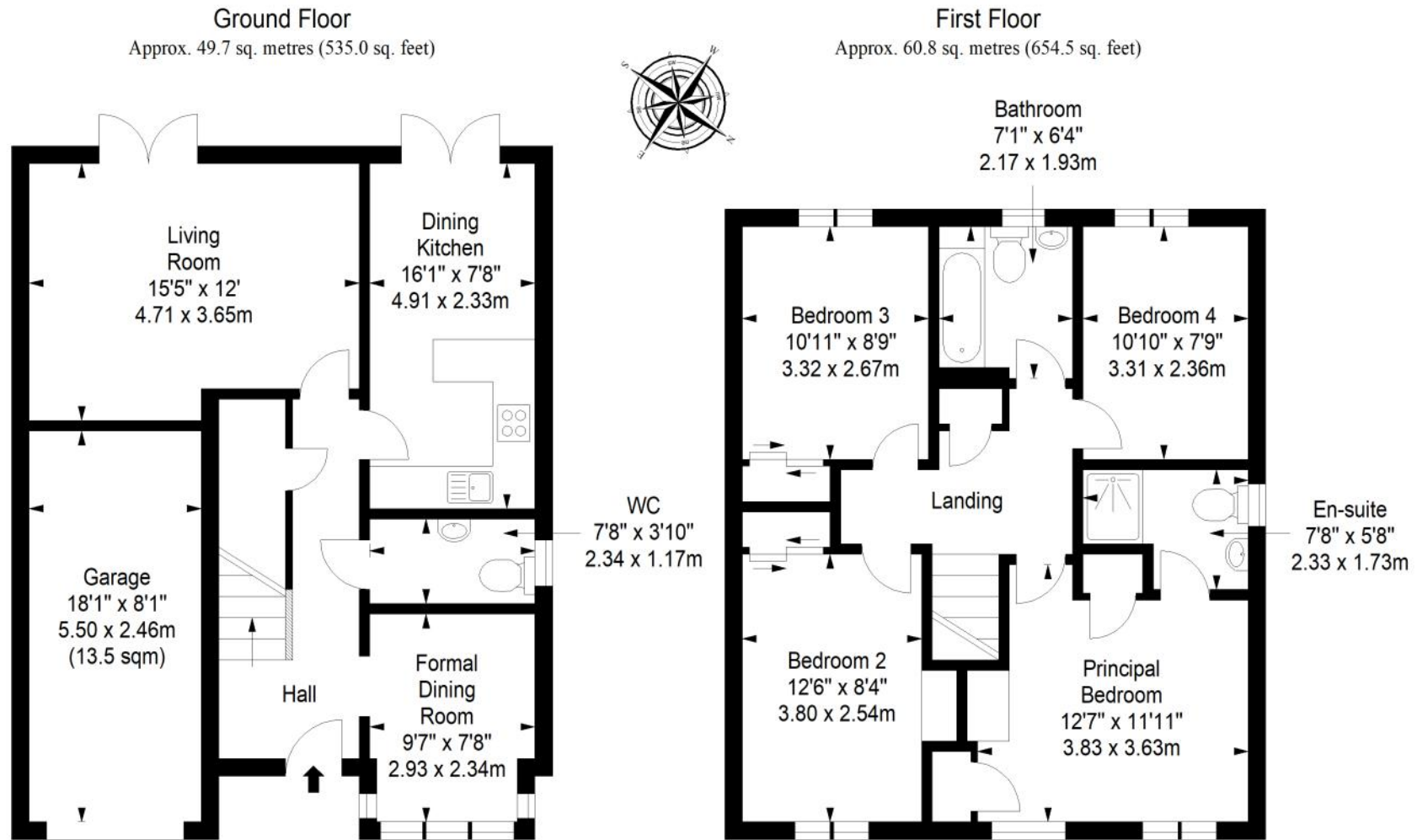
"Boasts private parking for three cars and a fully-enclosed rear garden with a suntrap, southwest-facing aspect"







# Floorplan





# Thorntons<sup>↑↓</sup>

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