



**Thorntons**   
The right way to move

## 1 Grampian Gardens,

Arbroath, DD11 4AE







## Summary

With its popular seaside town location and well-connected proximity to nearby Dundee, this generously sized detached house is sure to appeal to a wide range of buyers. The ideal family home is immaculately presented and includes a sun-filled reception room, an open-plan kitchen with a utility room, four bedrooms and two shower rooms. The well-kept lawn gardens lead to a large, paved driveway for ample private parking. Additionally, the corner property is conveniently located near excellent schools, transport links, shops, and outdoor spaces.

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

## Features

- Detached house on a corner plot
- South-after seaside town location in Arbroath
- Entrance hall with under-stair storage
- Sunny living/dining room
- Dual-aspect kitchen with utility room
- Three double bedrooms
- Versatile single bedroom/study
- Ground-floor shower room
- Modern shower room
- Private lawned gardens with a summerhouse
- Private driveway parking
- Gas central heating and double glazing





“This spacious three-bedroom, two-bathroom detached house in Arbroath represents an ideal family home.”











Set on a generous corner plot, this home boasts well-kept gardens, a summerhouse, and a paved multi-car driveway."



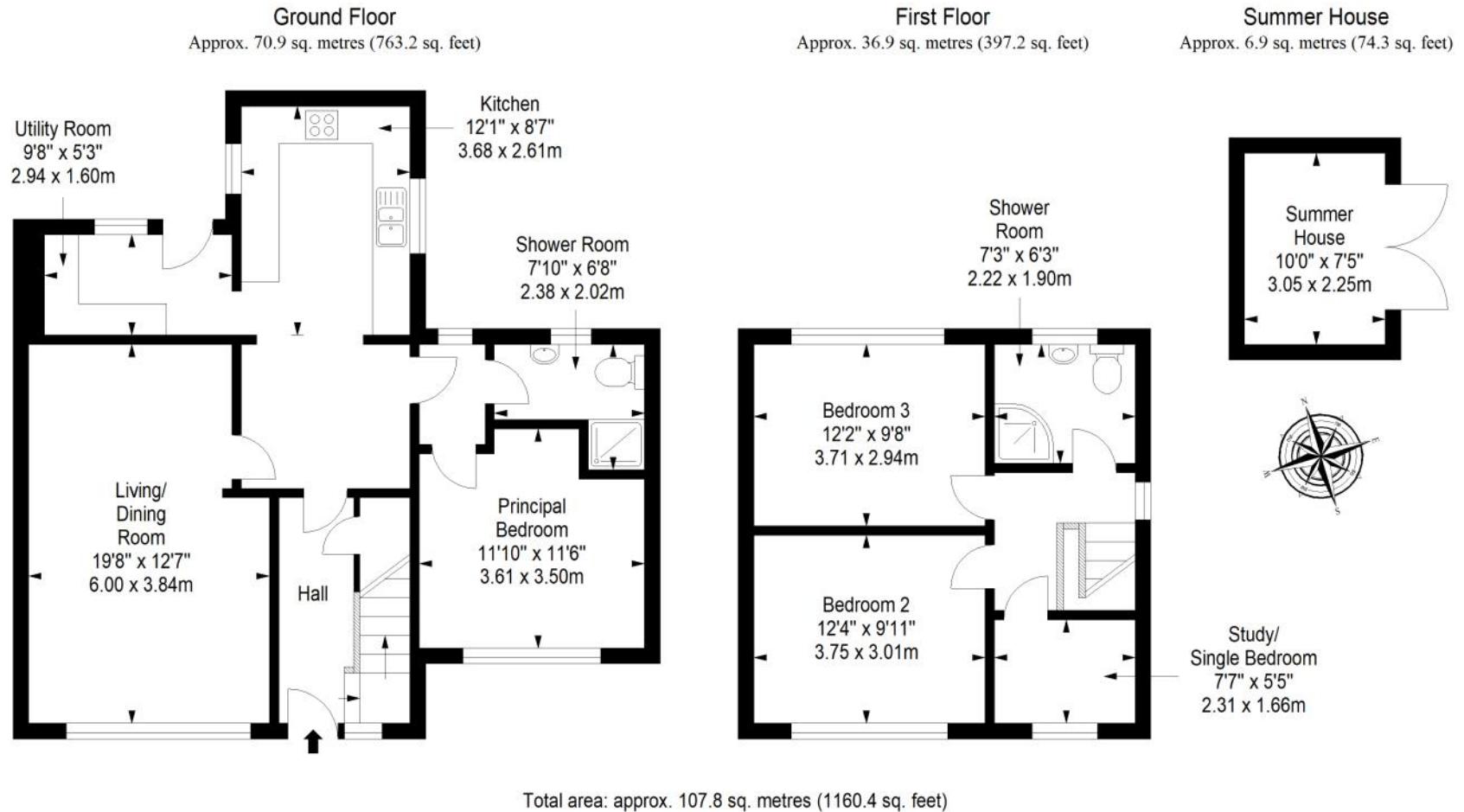


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# Floorplan





# Thorntons<sup>↑↓</sup>

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