



24 Finlay Drive, Arbroath, Angus, DD11 3FE

Beautifully Presented & Spacious, Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, four-bedroom, modern detached family home with gardens, driveway, and an integrated garage. Set in a quiet, southerly facing cul-de-sac, in modern residential development, on the outskirts of Arbroath, Angus.

Comprises an entrance hall, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Tastefully finished, highlights include a stylish, fully integrated kitchen, modern bathroom suites, and quality LVP flooring. In addition, there is gas central heating, solar panels, double glazing, and good storage, including a garage with power and lighting.

Externally, there is a lawn and gravel driveway to the front, whilst an enclosed rear garden features a patio, lawn and flower/planting beds. This modern residential development provides maintained communal grounds, a large 'village green' with a children's play area, and additional visitor parking bays.

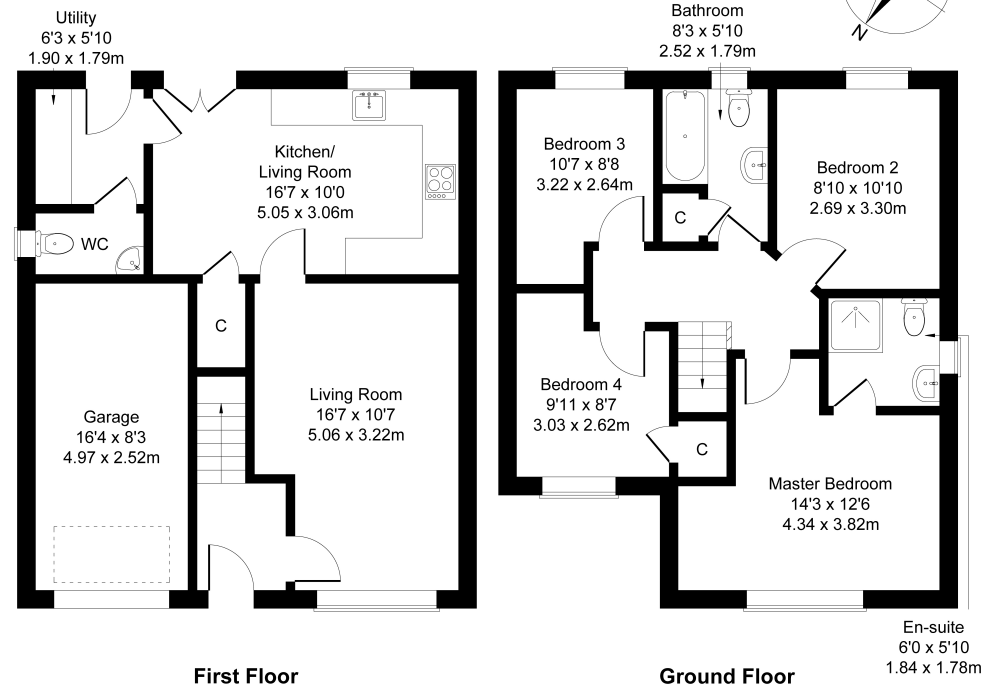
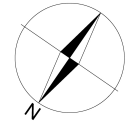
A welcoming entrance leads to the carpeted stairs to the upper floor, and opens into a spacious front-facing lounge, with wood-effect flooring and plenty of space for furnishings. Set off the lounge, to the rear, a generous dining/kitchen features modern units, wood-effect worktops with matching upstands, a sink with a drainer, and includes an integrated oven, gas hob with extractor hood, fridge/freezer and dishwasher. With ample space for dining, the room also features a built-in storage cupboard, patio doors leading to the garden, ideal for family life and entertaining, while the utility room houses a freestanding washing machine and features matching kitchen units, further garden access, as well as access to a convenient WC.

On the upper floor, a generous master bedroom is set to the front, with carpeted flooring, a central light fitting, and a stylish en-suite shower room. Three further well-finished bedrooms are set to each aspect, with light decor and carpeted flooring, with bedroom four also featuring a built-in storage cupboard. Completing the accommodation, the family-sized bathroom is fitted with a modern three-piece suite and tiled splash areas.



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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated on the coast of the North Sea, Arbroath is a charming seaside town known for its picturesque harbour, sandy beaches, and rich history. The largest town in Angus, it is world famous for the Arbroath Smokie and offers a full range of local amenities set amidst beautiful coastal landscapes. Located 16 miles from Dundee and 45 miles from Aberdeen, the town is connected by the A92 to major cities, with local bus services and a railway station providing further travel

options. Arbroath is also positioned roughly midway between the international airports of Edinburgh and Aberdeen. Schooling is well catered for with numerous primary schools, two secondary schools, and Angus College for further education. Outdoor recreation includes scenic coastal paths along the dramatic red sandstone cliffs of Whiting Ness, where caves and inlets offer plenty to explore.





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