



**Thorntons**  
The right way to move

54 Provost Milne Gardens,  
Arbroath, Angus DD11 5FG







## Summary

Situated close to open countryside on a no-through road, this exclusive detached house is a bright and spacious four-bedroom residence enjoying sea views and a family-friendly setting in Arbroath. It is well-presented throughout with modern décor and it features a quality kitchen and three bathrooms (plus a WC). Furthermore, it has private parking for two cars and a fully-enclosed rear garden. Set within easy reach of the beaches, as well as amenities and local schools, the property is sure to have wide appeal.

## Features

- Executive detached house in Arbroath
- Sea Views Front Of Property
- Southeast-facing living room
- Good-size family room
- Modern conservatory
- Attractive dining kitchen
- Four double bedrooms
- En-suite shower room; Jack-and-Jill en-suite shower room
- Three-piece family bathroom
- Gas CH. DG.
- Gardens; Garage

## Room Measurements

Living Room 17'7" x 10'3" (5.35m x 3.13m)  
 Dining/Family Room 10'3" x 9'2" (3.13m x 2.79m)  
 Breakfasting Kitchen 16'2" x 9'2" (4.94m x 2.79m)  
 Conservatory 16'2" x 9'2" (4.94m x 2.79m)  
 WC 8'3" x 3'9" (2.52m x 1.14m)  
 Principle Bedroom 11'1" x 10'6" (3.39m x 3.19m)  
 Bedroom 2 12'1" x 9'3" (3.69m x 2.83m)  
 Bedroom 3 11'4" x 8'6" (3.46m x 2.60m)  
 Bedroom 4 10'5" x 9'7" x 3.17m x 2.91m)  
 Jack & Jill Ensuite 8'4" x 5'10" (2.55m x 1.77m)  
 En-Suite 6'7" x 5'3" (2.00m x 1.60m)  
 Bathroom 7'8" x 7'5" (2.33m x 2.25m)





Beautifully presented four bedroom  
family home











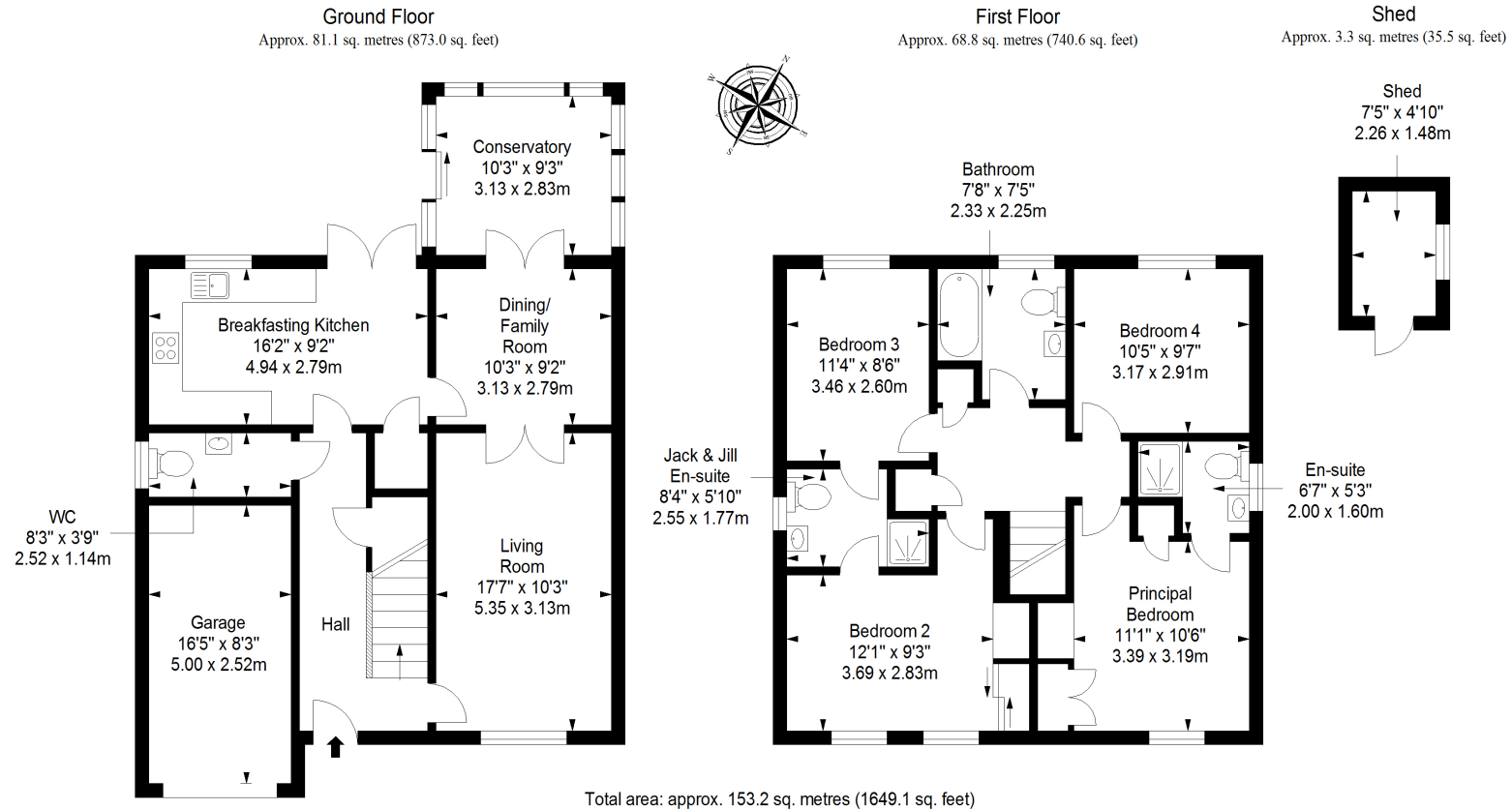
Set within easy reach of the beaches,  
as well as amenities and local schools







# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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