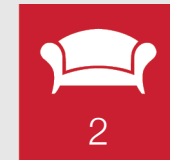




Thorntons 
The right way to move

26 Lauder Road,
Arbroath,

Angus, DD11 4JB





Summary

This four-bedroom, two-reception room, two-bathroom detached house, which forms part of an established residential development in Arbroath, will appeal to a wealth of buyers, such as families, couples and professionals. The generous home is complemented by a front garden, a paved driveway leading to an attached single garage and an enclosed rear garden with lawn, a triple aspect summerhouse, and a shed for extra storage. Additionally, it comes with easy access to excellent amenities, including a variety of shops, a primary school, parks, hiking trails and bus links.

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

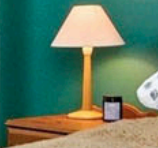
Features

- Attractive detached house in Arbroath
- Quiet-cul-de-sac setting
- Welcoming front porch
- Entrance hall with under-stair storage and WC
- Spacious living room
- Generous sitting/formal dining room
- West-facing dining kitchen with utility room
- Three wardrobed double bedrooms (one with en-suite)
- Versatile fourth bedroom/study
- Modern shower room
- Private gardens to the front and rear
- Triple-aspect summerhouse and shed
- Private garage and driveway parking
- Gas central heating and double glazing



“A generous family home with four bedrooms, two reception rooms and two bathrooms, ample parking and well-kept gardens.”







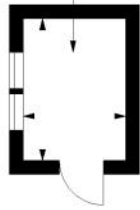
“The property enjoys proximity to excellent amenities, such as a primary school, shops, scenic outdoor spaces and bus links.”



Floorplan

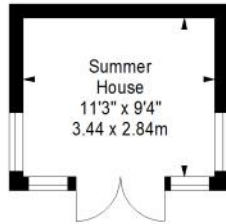
Shed
Approx. 4.6 sq. metres (49.5 sq. feet)

Shed
8'4" x 6'0"
2.53 x 1.83m

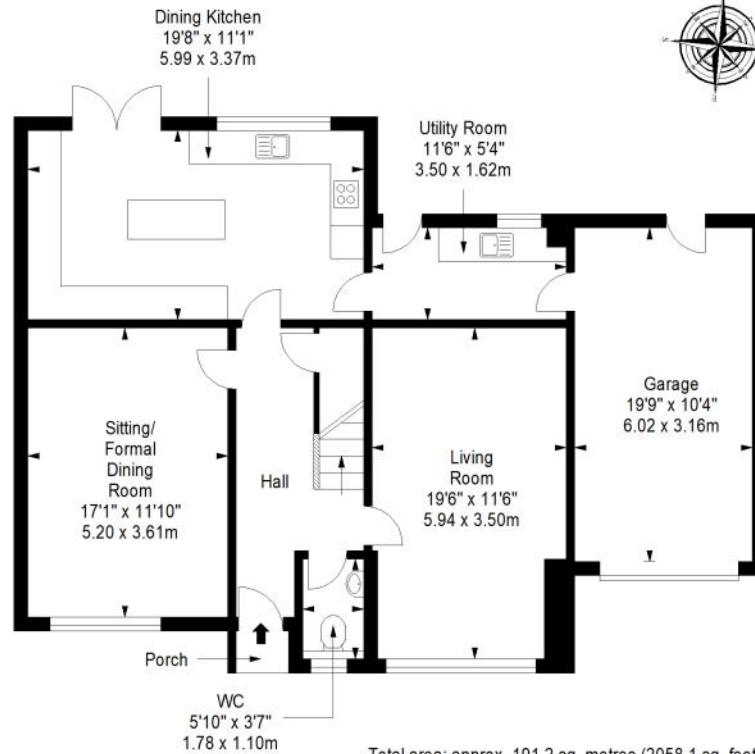


Summer House
Approx. 9.8 sq. metres (105.5 sq. feet)

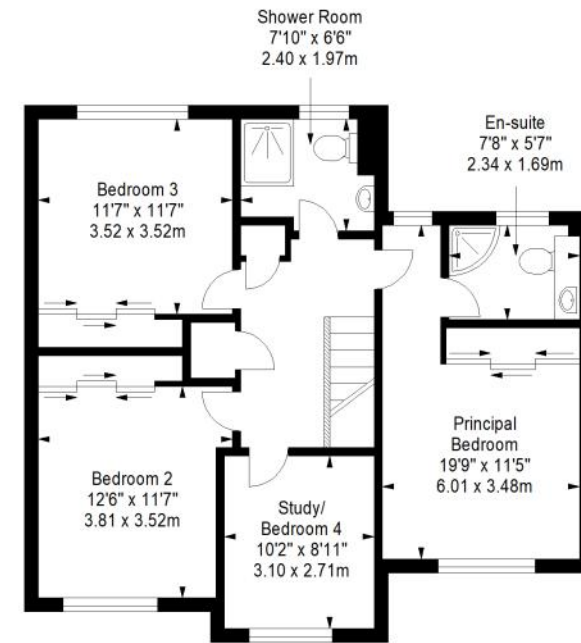
Summer House
11'3" x 9'4"
3.44 x 2.84m



Ground Floor
Approx. 101.4 sq. metres (1091.5 sq. feet)



First Floor
Approx. 75.4 sq. metres (811.6 sq. feet)





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