



## 17 Railton Gardens, Arbroath, Angus, DD11 3FA

Beautifully Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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# Property Description

This beautifully presented, two-bedroom mid-terrace home boasts gardens and a driveway. Set in a quiet and modern Persimmon development, Muirlands Park, on the outskirts of Arbroath, Angus. Comprises a living room, dining/kitchen, two double bedrooms, a family bathroom and a ground-floor WC/utility room.

With tasteful decor throughout and ready-to-move-in, features include a modern fitted kitchen and bathroom suites, and solar panels. In addition, there is gas central heating, double glazing, good storage provision, and Superfast Broadband (FTTP).

Externally, the property benefits from a driveway and shrubbery to the front, whilst the rear garden features a quality garden office with power, lighting, and insulation. The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds.

A welcoming entrance opens into a tastefully finished, front-facing lounge with carpeted flooring, light decor, an understair storage cupboard, and a wall-mounted TV point. Set off the lounge, a good-sized kitchen is fitted with modern units, wood-effect worktops with matching upstands, a sink with a drainer, and an integrated fan oven and gas hob, freestanding fridge/freezer and dishwasher. With ample space for dining, the kitchen features direct garden access, and a convenient WC and utility room with plumbing for washing appliances.

On the upper floor, two generous double bedrooms are set to opposite aspects, similarly well-sized and finished, with light decor and carpeted flooring, while bedroom one offers superb built-in storage including both a wardrobe with mirrored doors and a cupboard. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.

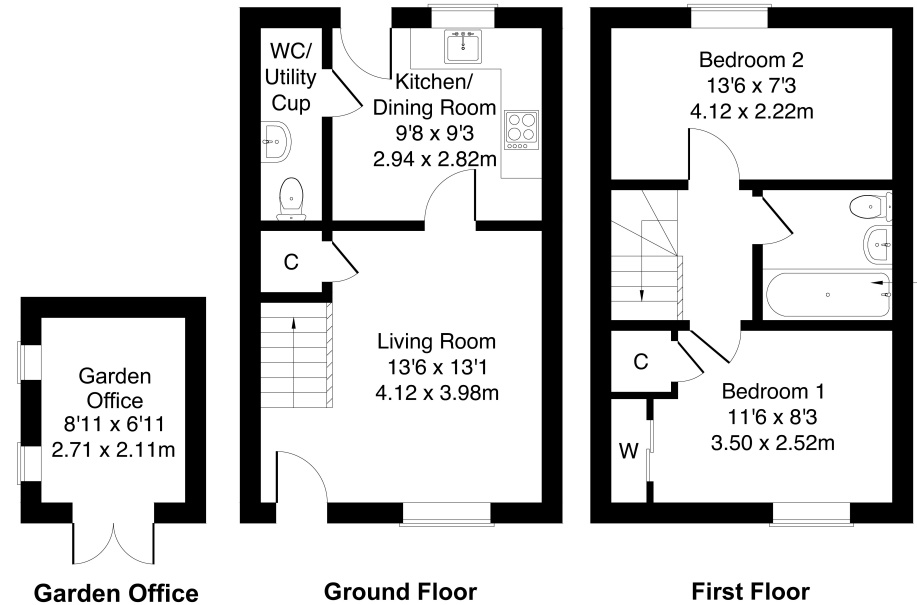
All windows are fitted with DuoLight top-up/bottom-down thermal blinds.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)

Bathroom  
6'4 x 6'3  
1.93 x 1.90m



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 offering a picturesque harbour, sandy beaches, and a wealth of history. The largest town in Angus, and perhaps best known worldwide for the Arbroath Smokie, the town provides all the expected local amenities set amidst enviable landscapes. Situated 16 miles from Dundee and 45 miles from Aberdeen, the A92 connects the town to the major cities, with local bus services and a railway

station available for travel throughout. The town is also situated roughly midway between the international airports of Edinburgh and Aberdeen. Schooling is well provided for in the area, with numerous primaries, two secondary schools, and Angus College for further education. For walks and recreation, there are coastal paths along the stunning red sandstone cliffs of Whiting Ness, where there is a multitude of caves and inlets to explore.













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