

Thorntons
The right way to move

28 Arbroath Road, Carnoustie,
Angus DD7 6BL

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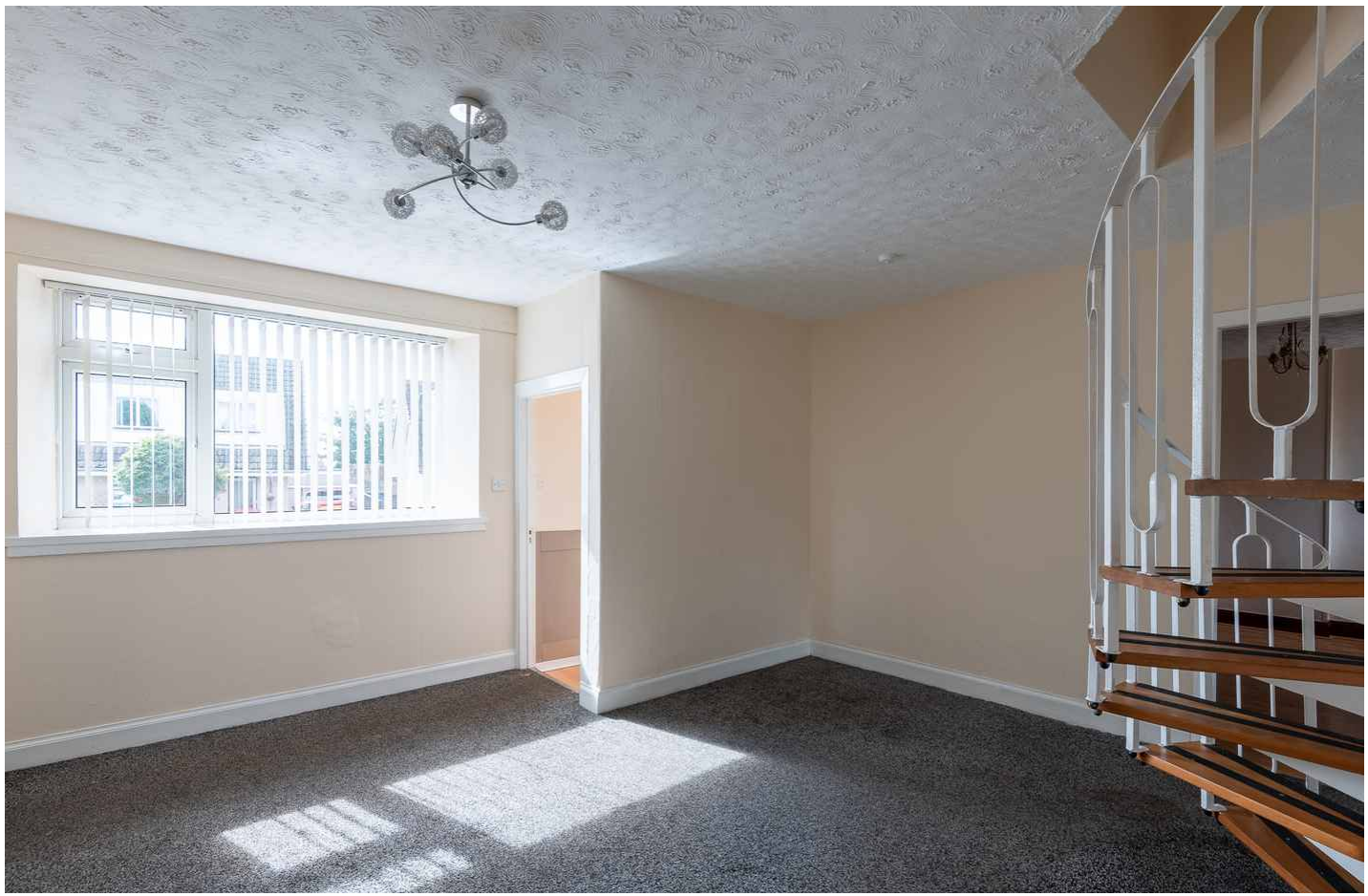


Summary

This fantastic opportunity presents a well-maintained and extended end-terraced villa, ideally situated within a popular and established residential area. The accommodation comprises: entrance porch, lounge, kitchen, washroom, WC and 3 bedrooms (master ensuite). Externally, the property boasts gardens to both the front and rear. The property also offers potential for the creation of off-street parking, subject to any necessary consents, providing additional practicality and future value.

Features

- End Terraced Villa
- Popular Residential Area
- Kitchen
- Lounge
- 3 Bedrooms (1 E/S)
- Cloakroom WC
- Washroom
- DG GCH
- Private Gardens

Room Measurements

Lounge 15'5" x 13'10" (4.69m x 4.21m)
Kitchen 9'11" x 8'6" (3.01m x 2.60m)
Bedroom 11'6" x 8'10" (3.51m x 2.70m)
Bedroom 11'6" x 6'3" (3.51m x 1.90m)
Bathroom 6'7" x 4'3" (2.00m x 1.30m)
WC 4'4" x 4'1" (1.31m x 1.25m)
(Bedroom 13'1" x 10'10" (4.00m x 3.30m)
Ensuite 7'7" x 5'3" (2.30m x 1.60m)

The property enjoys excellent access to a wide range of local amenities, including shops, schools, leisure facilities, and convenient transport links for commuting.













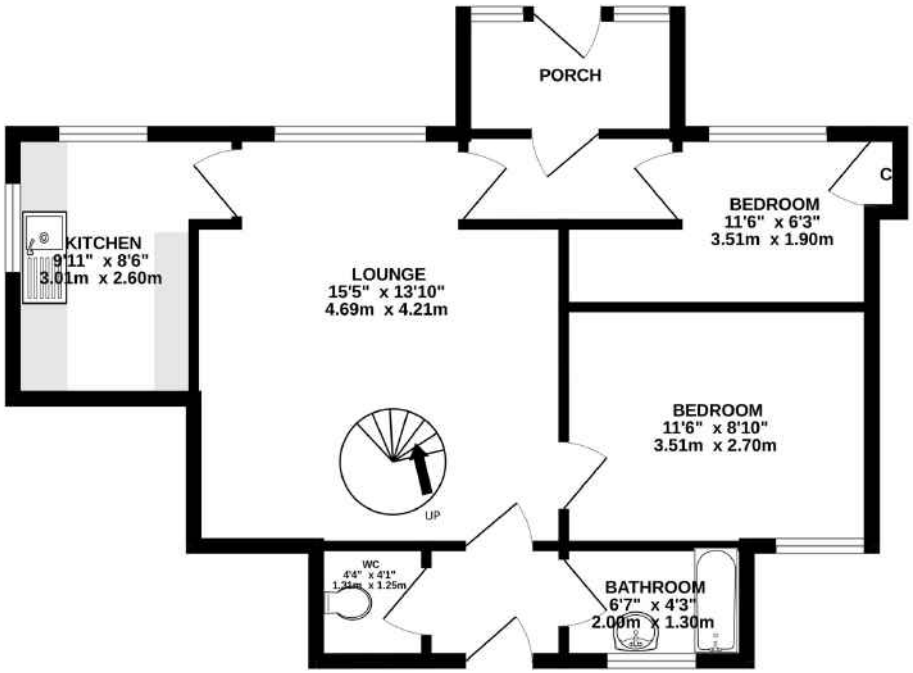


Early viewing is highly recommended to fully appreciate the generous accommodation, excellent presentation, and overall appeal of this desirable home.

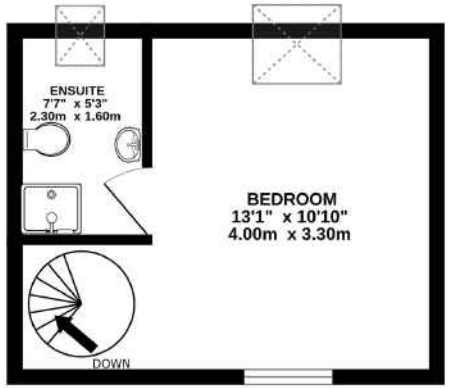


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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