

Thorntons
The right way to move

29 Clapham Wynd, Arbroath

Angus, DD11 5JZ

1

4

2

EPC
B

Thorntons Property | 165 HIgh Street, Arbroath, DD11 1DR | 01241 876633 | arbroathea@thorntons-law.co.uk
www.thorntons-property.co.uk







Summary

Introducing a modern four-bedroom detached house offering a sought-after country and coastal lifestyle on the rural edge of historic Arbroath. The home promises easy access to the surrounding countryside, while remaining within easy reach of all the town offers, including the spectacular beaches. Inside, the interiors are finished to high standards, enjoying attractive décor and premium finishings. It boasts an elegant living space, modern bathroom facilities, and a stylish open-plan breakfasting kitchen/dining room. Excellent storage, generous private parking, and a family-friendly rear garden complete

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- A beautiful detached house in Arbroath
- Part of a popular modern development
- Bright hall with built-in storage and WC
- Spacious living room with box bay window
- Large breakfasting kitchen/dining room
- Separate utility room for discreet laundry
- Landing with cupboard and attic access
- Three bedrooms with built-in wardrobes
- One additional bedroom/home office
- Modern 3pc en-suite shower room
- 4pc family bathroom with shower cubicle
- Enclosed rear garden with lawn and patio
- Tandem driveway and detached garage
- Gas central heating and double glazing
- Solar-panelled roof to the rear

"A modern four-bedroom detached house offering a sought-after country and coastal lifestyle in Arbroath"













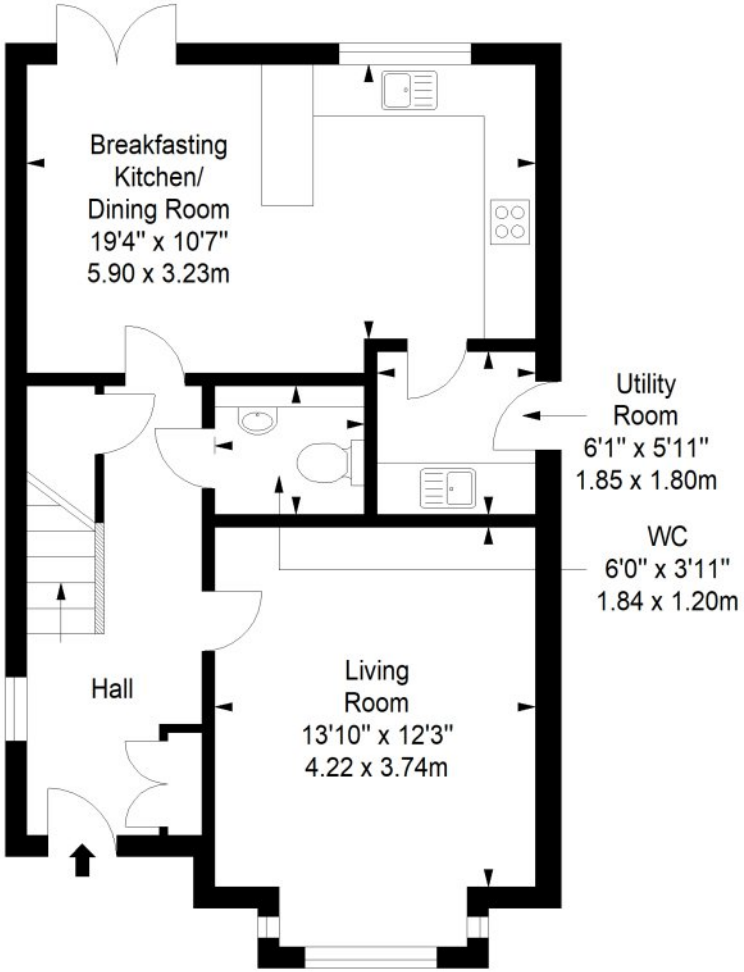


"Beautifully presented interiors, alongside generous private parking and a family-friendly rear garden"

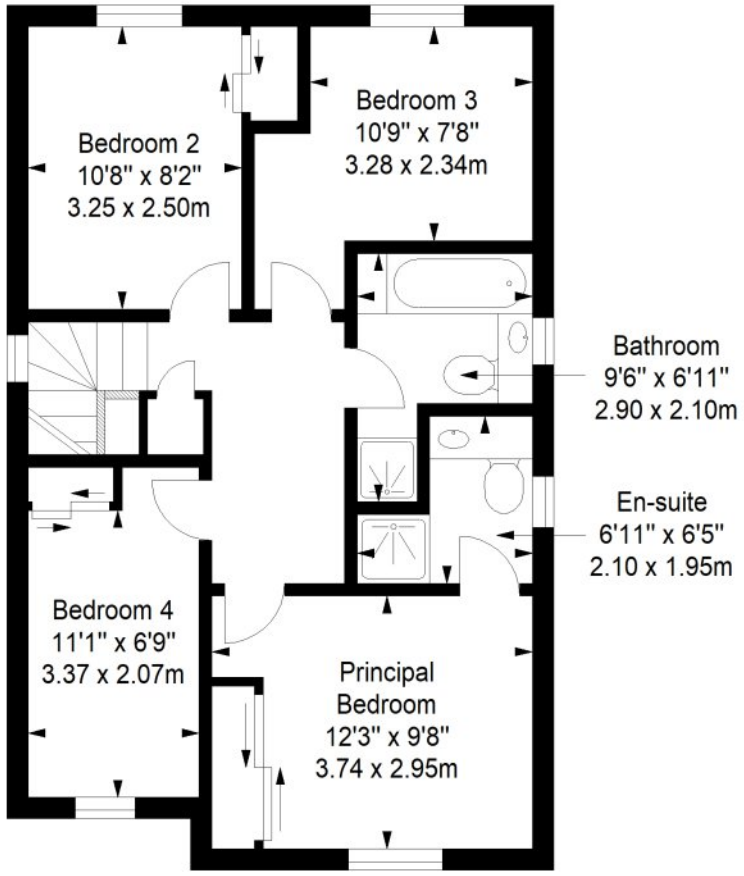


Floorplan

Ground Floor
Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor
Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 112.6 sq. metres (1212.0 sq. feet)

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.



Thorntons

The right way to move

Our Branches

ANSTRUTHER
5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH
165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG
3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR
49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE
Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH
Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH
7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS
17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR
53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland