

Thorntons
The right way to move

5 Railton Gardens, Arbroath,
Angus DD11 3FA

1

3

2

EPC
B

Thorntons Property | Arbroath | Brothockbank House, Arbroath, Angus, DD11 1NE | 01241 876633 | arbroathea@thorntons-law.co.uk







Summary

Beautifully presented detached villa within a highly sought-after residential development, close to local amenities, schools, leisure facilities and transport links. The property offers well-proportioned accommodation comprising hall, spacious lounge with dining area, modern fitted kitchen with access to the rear garden, and a WC on the ground floor. Upstairs, there is a family bathroom, a generous principal bedroom with en-suite shower room, and two further bedrooms. The property benefits from gas central heating, double glazing and solar panels. Included in the sale are the fridge freezer, dishwasher, washer-drier, gas hob, oven, extractor hood, fitted floor coverings, blinds and curtains. Outside, there are well-maintained gardens with a lawn, patio and timber shed, along with a private driveway leading to an integral single garage.

Features

- Detached Villa
- Popular Residential Area
- Kitchen
- Lounge/ Dining
- Family Bathroom & WC
- 3 Bedrooms (1 E/S)
- DG & GCH
- Solar Panels
- Off Street Parking and Garage
- Council Tax Band D
- EPC B

Room Measurements

Lounge: 16'10 x 10'6

Kitchen: 11'6 x 8'0

Bedroom: 9'11 x 9'2

Bedroom: 13'1 x 11'10

Bedroom: 9'2 x 8'2

Bathroom: 6'9 x 6'3

En-suite: 6'9 x 5'3

This is an excellent opportunity to acquire a beautifully presented detached villa.













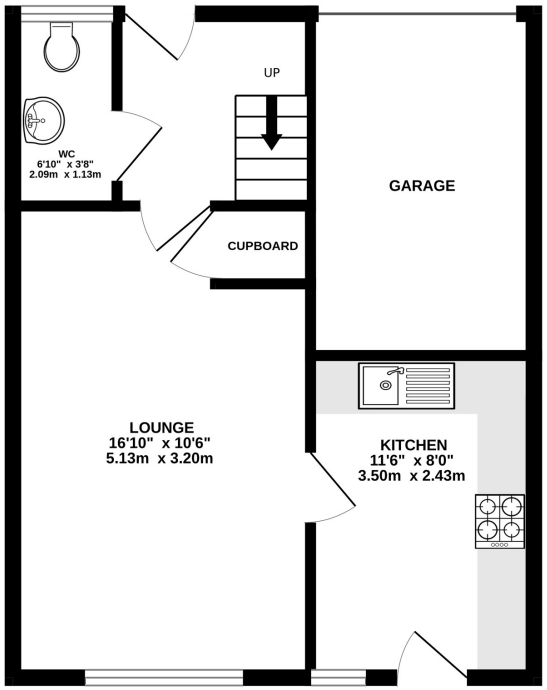


Early viewing is highly recommended to appreciate the quality and excellent family accommodation on offer.

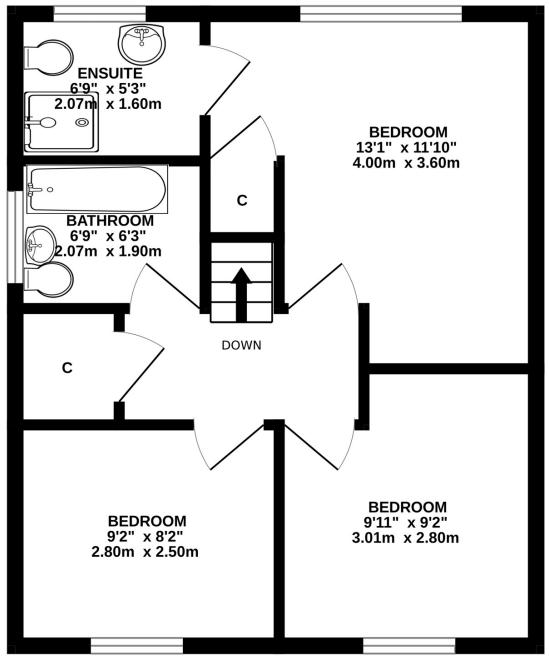


Floorplan

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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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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Thorntons GUARANTEE
NO HIDDEN COSTS

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