

Thorntons
The right way to move

3 Earl Matthew Avenue

Arbroath, DD115JU

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Property Summary

Set within a modern development in Arbroath, this contemporary detached house offers spacious family accommodation across two levels.

An entrance hall, with stairs leading up, gives access to a living room where a large window affords front garden views. To the rear is a magnificent, contemporary kitchen with a large dining area and French doors leading to a patio and garden beyond. The kitchen features sleek white handle-less wall and base units, with an impressive range of integrated appliances, ample worktop space and integrated downlights. Just off the kitchen is a separate utility room for laundry, from where both the guest WC and the integrated garage are reached.

Features

- Contemporary detached house in Arbroath
- Set within a modern, attractive residential development
- Beautifully-presented interiors throughout
- Welcoming entrance hall
- Bright living room with front garden views
- Stylish dining kitchen with French doors to the rear garden
- Separate utility room, leading to an integral garage
- Landing with built-in storage
- Four bedrooms, two with en-suite shower rooms
- Family bathroom with a three-piece-suite
- Convenient ground-floor guest WC
- Landscaped private gardens
- Private driveway leading to the integral garage
- Gas central heating and double glazing
























LOVE YOU











Arranged around a central first-floor landing, with fitted storage and access to the attics are the bedrooms. The first two bedrooms are generous doubles, both boasting their own en-suite shower rooms as well as fitted wardrobes. The other two bedrooms are both bright and comes with flexibility to be used as either bedrooms or a home office. Completing the family home is a bathroom, gas central and double glazing. Externally, there are landscaped gardens with the rear garden being fully enclosed and landscaped with outdoor seating areas. A private drive and integrated garage ensure ample private parking.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.





Click here to take a virtual tour











Arbroath

Set on the scenic Angus coast and appealing to both tourists and residents alike, Arbroath is the largest town in the county - full of seaside charm and steeped in rich history. It's home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and, close by, the Bell Rock Lighthouse, the world's oldest working sea-washed lighthouse.

The bustling town centre offers an excellent range of amenities, including independent shops, boutiques, cafés, and coffee houses, alongside a variety of High Street stores, family-friendly restaurants, takeaways, and welcoming pubs and bars. Practical needs are equally well catered for, with several supermarkets, pharmacies, dentists, a medical centre, and a Post Office.

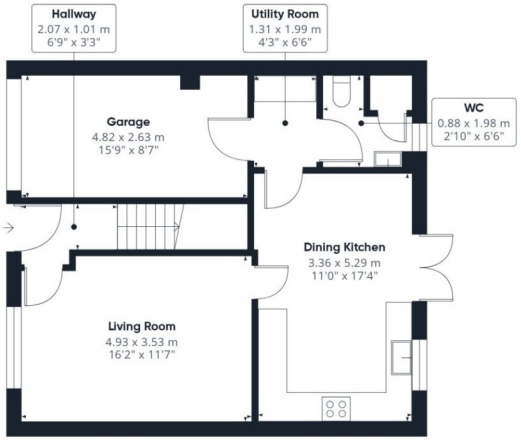
For those who enjoy the outdoors, Arbroath presents beautiful coastal scenery and green spaces to explore. Victoria Park features scenic walking routes leading out to the cliffs, where sweeping views take in the North Sea and the distant Bell Rock Lighthouse.

Golf enthusiasts can tee off at Arbroath Golf Links, while the town's leisure facilities include well-equipped gyms, swimming pools, and sports pitches catering to all levels of fitness.

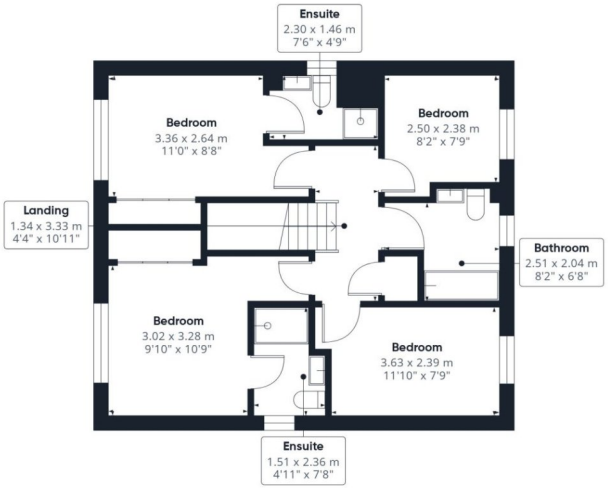
Education is a key strength of the area, with a choice of primary and secondary schools, as well as the local campus of Dundee & Angus College.

Arbroath also benefits from excellent transport connections, with a railway station, regular bus services, and convenient links to major road routes ensuring easy travel throughout the county and beyond.

Floorplan



Main Floor





FLoor Level 2

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Approximate total area(1)

113.1 m²

1218 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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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