

Thorntons
The right way to move

5 Bankhead Crescent

Arbroath, Angus,
DD11 2DP

2 | 4 | 2 | EPC D

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

Property Summary

Enjoying a peaceful position within a quiet cul-de-sac, this attractive detached modern house complemented by wrap-around private gardens and excellent parking. The spacious interiors provide a comfortable foundation for family life, with a particularly appealing selection of reception spaces. A vestibule opens into a hall, leading to the living room where a large window floods the room with natural light and a fireplace creates an inviting focal point. A dining room provides a setting for everyday meals and entertaining, while the sunroom offers a bright additional reception space with a connection to the garden. The kitchen provides a practical heart to the home. Downstairs, two double bedrooms with wardrobes include one equally suited to use as a family room or bedroom, while upstairs two further bedrooms provide excellent flexibility. Two bathrooms complete the home.

Features

- Detached modern house inArbroath
- Quiet cul-de-sac location
- Versatile accommodation over two floors
- Vestibule and generous central hall
- Spacious living room with a large picture window and fireplace
- Separate dining room for everyday meals and entertaining
- Triple-aspect sunroom
- Traditional fitted kitchen
- Two double bedroom with wardrobes, one possible family room
- Two more comfortable bedrooms
- Family bathroom
- Modern shower room with towel warmer
- Wrap-around private garden
- Detached garage, driveway
- Gas central heating and double glazing





















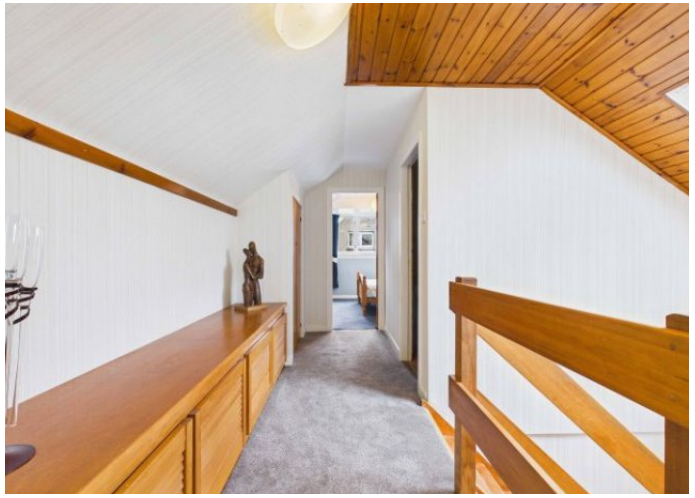














The wrap-around private gardens are beautifully maintained, featuring well-kept lawns, thriving trees and established greenery. A dedicated seating area provides a pleasant spot for outdoor relaxation and entertaining, while a useful drying line adds everyday practicality.

A detached garage and private driveway provide valuable parking and storage.

Gas central heating and double glazing complete this appealing Arbroath home.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.





Click here to take a virtual tour











Arbroath

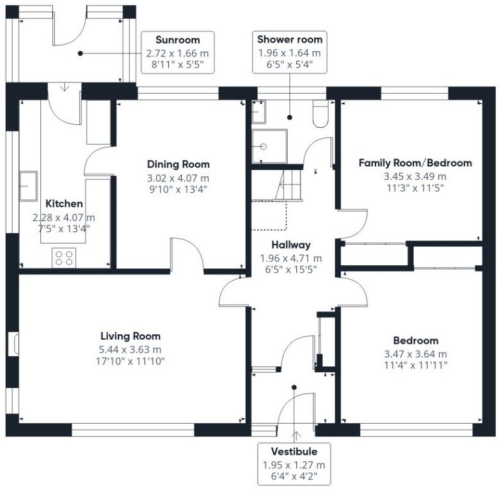
Set on the scenic Angus coast and appealing to both tourists and residents alike, Arbroath is the largest town in the county – full of seaside charm and steeped in rich history. It's home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and, close by, the Bell Rock 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 Building 1



FLoor Level 2 Building 1



Main Floor Building 2

Thorntons
The right way to move

Approximate total area(1)

136.6 m²

1469 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.



Thorntons

The right way to move

Our Branches

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

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

DUNDEE
James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

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

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

ARBROATH
Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

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

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

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

INVERNESS/HIGHLANDS
Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
genea@thorntons-law.co.uk

@ThorntonsPropertyServices @thorntonsproperty @ThorntonsPS

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