

Thorntons
The right way to move

96 Montrose Road

Arbroath, Angus,
DD11 5JW

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Property Summary

Offering generous accommodation and exciting scope for modernisation and personalisation, 96 Montrose Road is a detached house in Arbroath with excellent potential to create a home suited to individual tastes. The property enjoys a flexible layout, complemented by gardens extending to the front, rear and side, together with a detached garage and driveway parking. A vestibule opens into a broad central hall, leading to a bright living room with fireplace and an impressive triple-aspect sunroom that enjoys plenty of natural light. The spacious dining kitchen provides ample room for family meals, while three comfortable bedrooms and a versatile study offer flexibility for family living or home working. A family bathroom and separate wet room complete the accommodation. Gas central heating and double glazing are also in place.

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

Features

- Detached house in Arbroath
- Exciting opportunity for customisation
- Vestibule and broad central hall
- Bright living room with fireplace
- Triple-aspect sunroom
- Spacious dining kitchen
- Three comfortable bedrooms
- Flexible study
- Family bathroom
- Wet room
- Private front, rear and side gardens
- Detached garage and driveway parking
- Gas central heating and double glazing



















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Arbroath

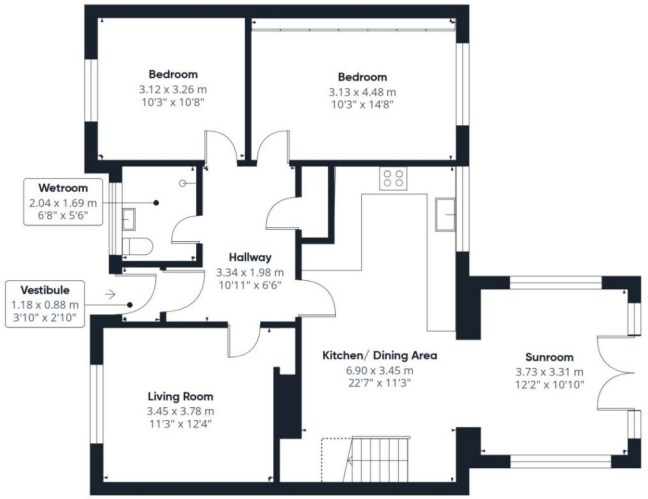
Set on the scenic Angus coast and appealing to both tourists and residents alike, Arbroath is the largest town in the county – full of seaside charm and steeped in rich history. It's home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and, close by, the Bell Rock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

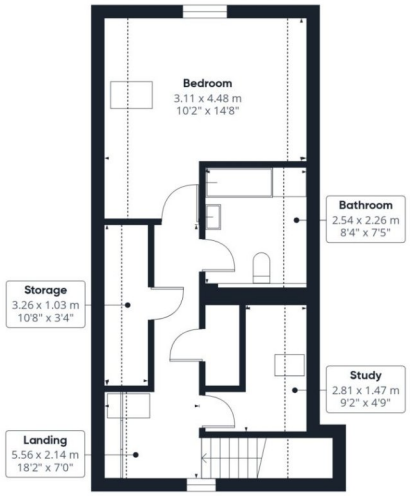
Arbroath presents beautiful coastal scenery and green spaces to explore. Victoria Park features scenic walking routes leading out to the cliffs, where sweeping views take in the North Sea and the distant Bell Rock Lighthouse. Golf enthusiasts can tee off at Arbroath Golf Links, while the town's leisure 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

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Approximate total area(1)

145.5 m²

1568 ft²

Reduced headroom

9.5 m²

102 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.



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