

# 4 Finlay Crescent

ARBROATH, ANGUS, DD11 3FF



MODERN LIVING IN A  
SOUGHT-AFTER LOCATION



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This three-bedroom detached family home is situated in a sought-after residential area on the outskirts of Arbroath, offering a blend of modern living and suburban tranquillity. The property features a driveway at the front, accommodating parking for three vehicles, with additional guest parking conveniently located opposite, next to a charming children's park.

Upon entering the home, you are welcomed by an entrance vestibule that leads to the first floor via a staircase and opens into the generously sized living room. The living room, with its front aspect windows, provides a bright and spacious environment, perfect for relaxation and family gatherings. From the living room, a door leads into the kitchen/dining room, where the dining area offers ample space for a table and chairs and features patio doors that open onto the rear garden.

The modern kitchen is equipped with fitted appliances, including a washing machine, cooker, dishwasher, and fridge freezer, ensuring a functional and stylish cooking space. Adjacent to the kitchen is a convenient two-piece WC, adding to the practicality of the ground floor layout.

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Upstairs, the property boasts three generously sized bedrooms, each with fitted wardrobes, providing ample storage. The master bedroom includes an en-suite three-piece shower room suite and a large storage cupboard, enhancing the comfort and convenience of the home. Additionally, a three-piece family bathroom suite serves the other bedrooms, maintaining the modern aesthetic throughout.







**Bedroom 2**





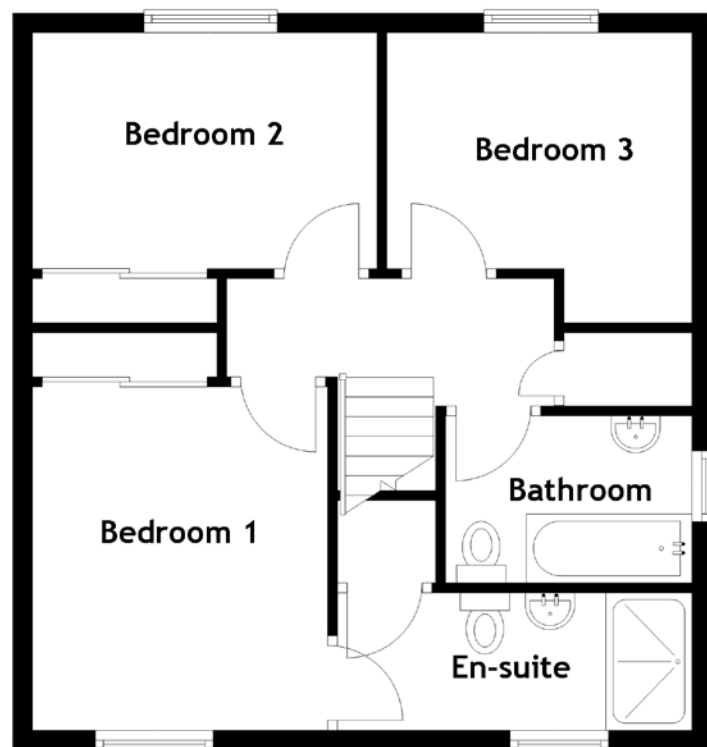
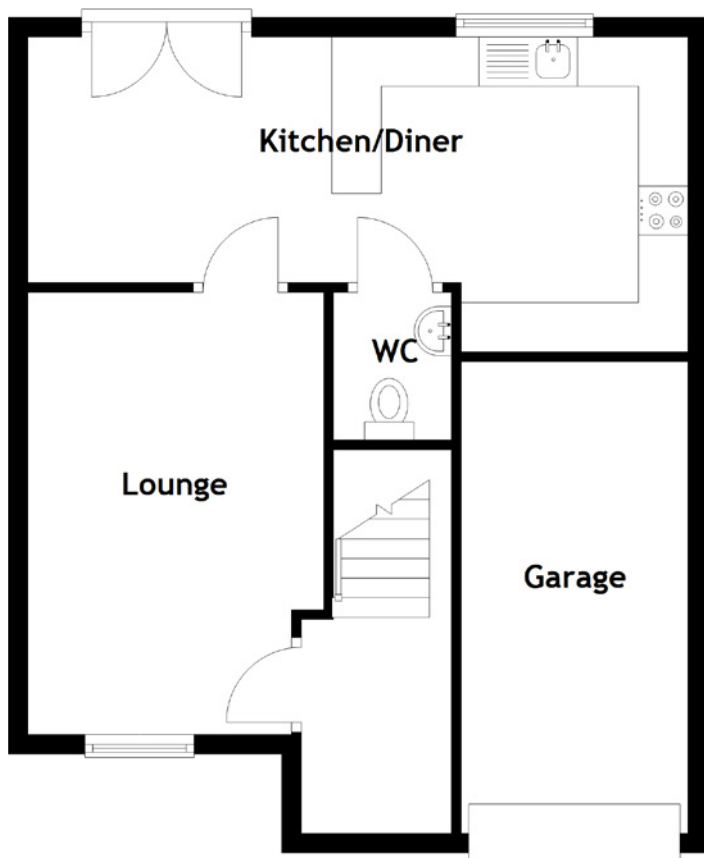


**Bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.70m (22') x 2.50m (8'2")	En-suite	3.60m (11'10") x 1.40m (4'7")
Lounge	4.50m (14'9") x 3.00m (9'10")	Bathroom	2.50m (8'2") x 1.70m (5'7")
Bedroom 3	3.10m (10'2") x 2.95m (9'8")	Gross internal floor area (m <sup>2</sup> ):	TBCm <sup>2</sup>
Bedroom 2	3.50m (11'6") x 2.40m (7'11")	EPC Rating:	TBC
Bedroom 1	3.50m (11'6") x 3.00m (9'10")		





The rear garden is a beautifully landscaped haven, featuring low-maintenance artificial grass, an outside tap, and lighting, with access to the front of the property. This outdoor space is perfect for entertaining or enjoying peaceful moments.

With its modern design, uPVC double-glazed windows, and gas-fired central heating, this



home is both stylish and energy-efficient. Its prime location, coupled with its contemporary amenities, makes it an ideal choice for modern family living in Arbroath.

An internal inspection is highly recommended to appreciate this delightful property's quality and appeal fully.





Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and waterspouts and also a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns of Montrose, Forfar, Kirriemuir and Carnoustie. The A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has its own railway station. Arbroath, which lies on the North East coast is a charming town steeped in history, the large sandstone Abbey standing central to the town being the place where the declaration of Arbroath was signed. The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage. Fishing is still a very important industry and the town is renowned for the Arbroath Smokie.

## The Location



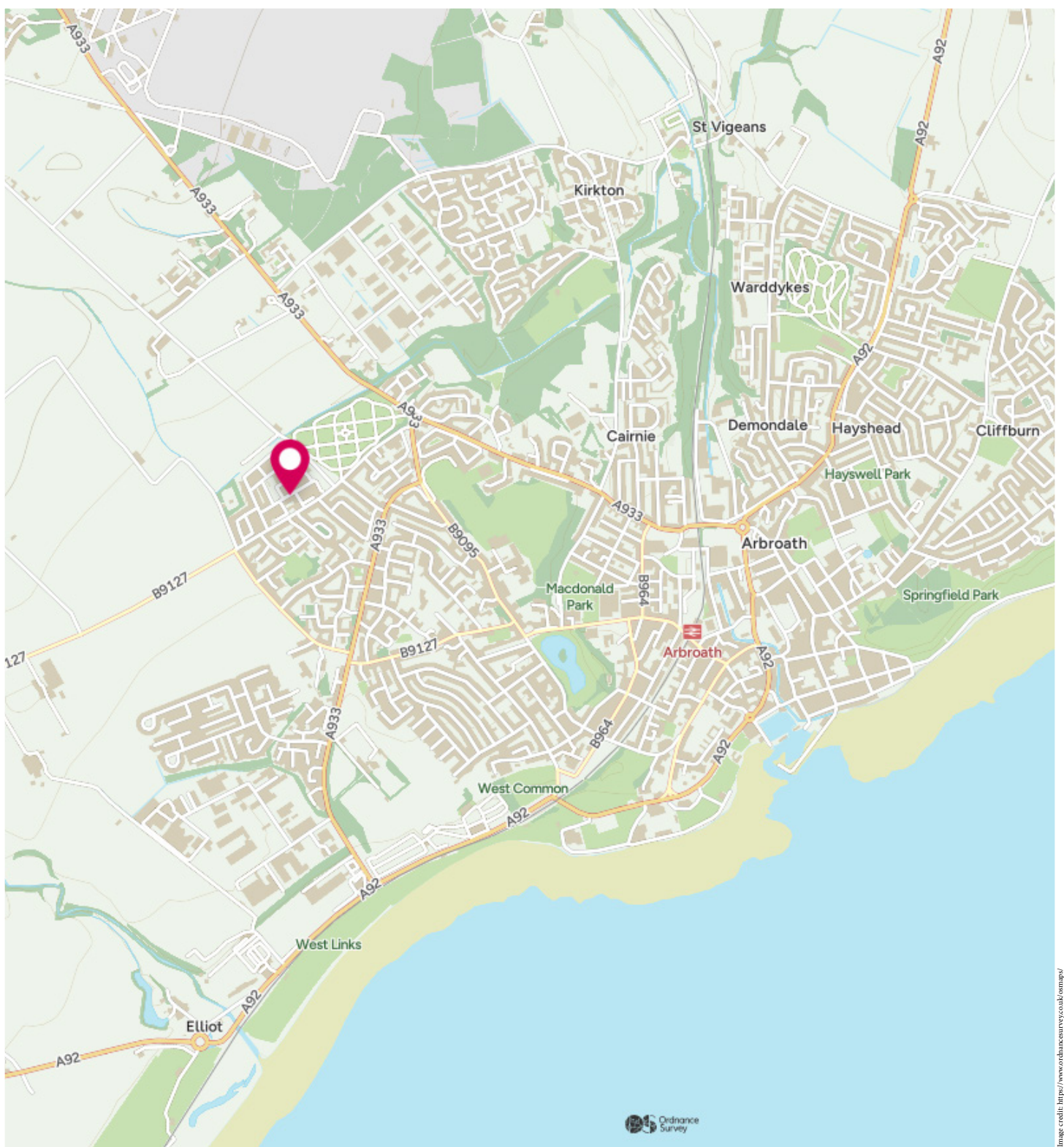


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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