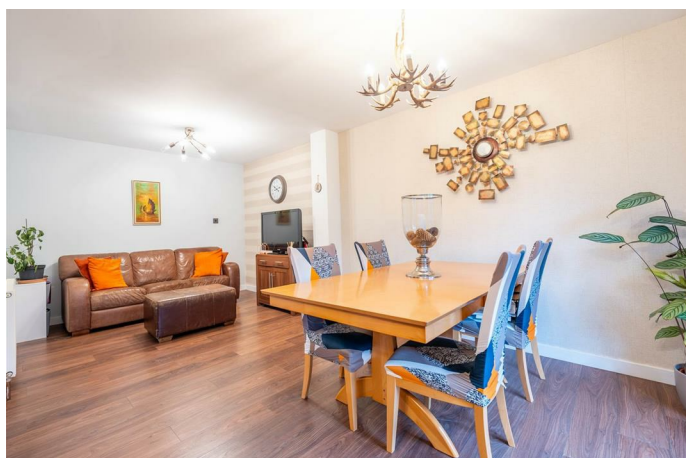


Simple Approach



Estate Agents



**18 Andrew Welsh Way, Arbroath
DD11 1LS**

Offers over £189,995

Located in a sought-after residential area of Arbroath, this very well presented four-bedroom, three storey home offers ample living space, making it an ideal choice for families or those seeking extra room to grow.

Upon entering, you are welcomed into a bright and airy hallway leading to a ground floor bedroom, a convenient downstairs WC and utility room. On the first floor the property enjoys a bright and spacious lounge and an open plan kitchen / dining / sitting room area providing an excellent social hub within the house. The top floor of the property offers further accommodation with three further bedrooms including a master ensuite shower room and a family bathroom. Externally, the home benefits from a private driveway and garage, offering ample parking. The enclosed rear garden is well-maintained, providing a safe and inviting space for children and outdoor entertaining. Practical attributes include gas central heating and full double glazing.

Located close to local amenities, schools, and transport links, this property combines modern living with convenience, making it an excellent opportunity for buyers looking for a well-maintained family home in a desirable area of Arbroath.

Bedroom Three (Ground Floor)

11'5" x 9'10" (3.50 x 3.01)

Utility Room

7'1" x 7'0" (2.18 x 2.15)

Ground Floor WC

5'3" x 3'1" (1.61 x 0.94)

Lounge

11'2" x 17'6" (3.42 x 5.35)

Kitchen / Dining / Sitting Room

20'9" x 16'4" (6.33 x 4.99)

Master Bedroom

12'2" x 12'7" (3.71 x 3.85)

Ensuite Shower Room

4'5" x 6'3" (1.37 x 1.91)

Bedroom Two

8'8" x 13'1" (2.66 x 3.99)

Bedroom Four

8'6" x 9'7" (2.60 x 2.94)

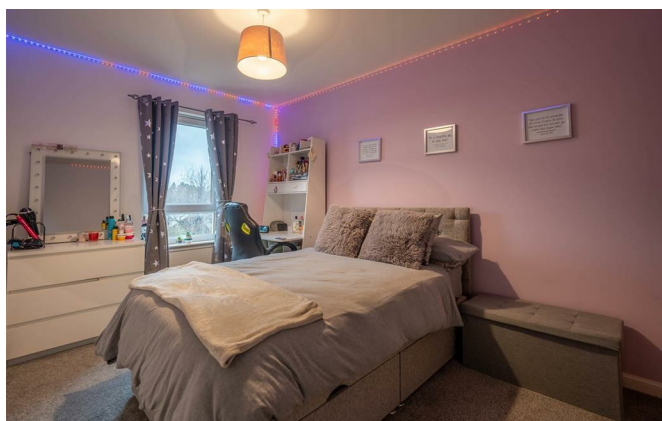
Family Bathroom

6'7" x 6'4" (2.01 x 1.94)

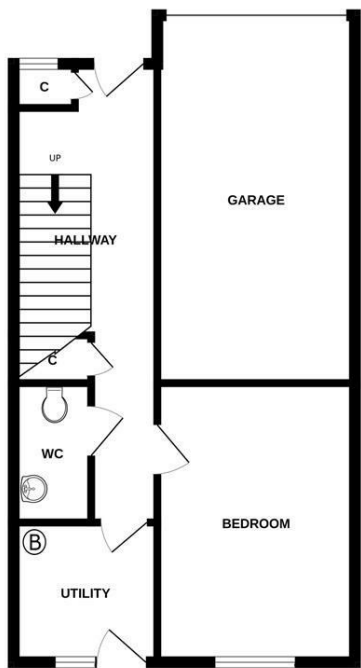




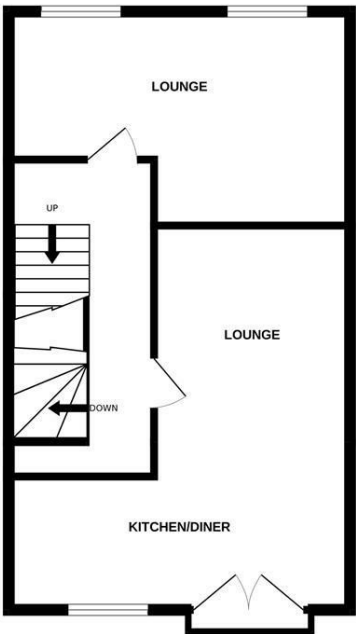
- Three Storey House
- Open Plan Kitchen / Dining / Sitting Room
- Enclosed Private Rear Garden
- Very Well Presented Throughout
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Four Generous Bedrooms
- Private Driveway & Garage
- Ample Living Space



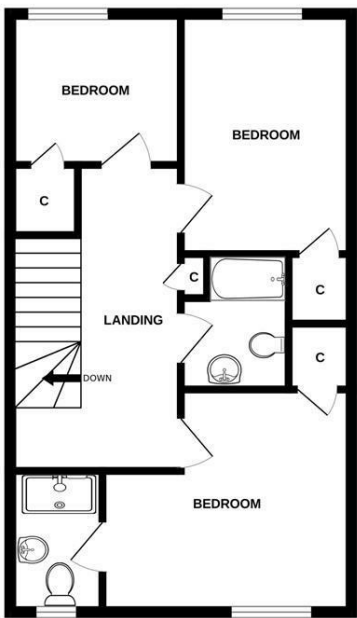
GROUND FLOOR



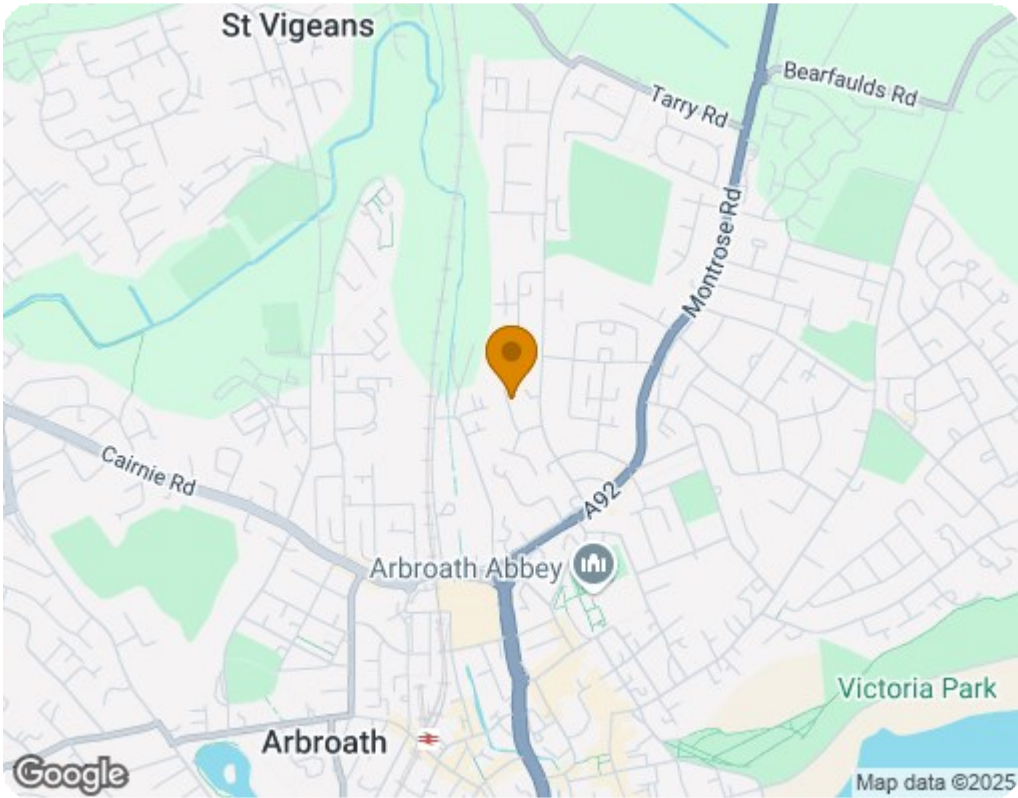
1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		