



7 Finlay Drive | Arbroath | DD11 3FE

Offers Over £185,000

(HR valuation £190,000)

T. DUNCAN & CO.

Solicitors • Estate Agents





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**Offers Over £185,000** (HR Valuation £190,000)

Situated within a modern private residential development of similar style properties, this attractive home enjoys a desirable position to the north-west of central Arbroath. A wide range of local amenities and facilities are available nearby, including shops, schools, leisure facilities and excellent transport links, making it an ideal choice for first-time buyers, young professionals and those seeking a comfortable, low-maintenance home.

The property offers well-proportioned accommodation throughout, including a bright and spacious lounge, modern fitted kitchen with a small dining area, convenient ground floor cloakroom/WC, a generous principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Karndean flooring extends throughout the ground floor, enhancing the stylish finish and providing a practical, hard-wearing surface ideal for modern family living. The thoughtfully designed layout is perfectly suited to contemporary lifestyles and offers excellent space for everyday life.

Externally, the property benefits from driveway parking leading to an integral garage, while the fully enclosed rear garden, laid mainly to lawn with a patio area, offers a safe and private outdoor space ideal for relaxing and enjoying the warmer months.

- Semi-Detached Villa
- Lounge
- Kitchen/Dining
- Downstairs Cloakroom/WC
- 3 Double Bedrooms
- Family Bathroom
- GCH & DG
- Gardens, Driveway & Garage



### Entrance Hallway

Welcoming entrance hallway accessed via an exterior door, providing access to all ground floor accommodation

### Lounge – 3.19m x 5.13m (10'6" x 16'10")

A bright and spacious reception room featuring a large double glazed window to the front, enjoying an open outlook over the front garden and allowing an abundance of natural light.



**Kitchen – 2.61m x 3.48m (8'7" x 11'5")**

Fitted with a range of modern wall, floor and drawer units complemented by co-ordinating worktop and with integrated oven, gas hob and extractor hood. There is space for a fridge freezer and a small dining table and chairs, making this a practical everyday kitchen.

**Cloakroom/WC – 1.17m x 2.17m (3'10" x 7'1")**

Conveniently located on the ground floor and fitted with a modern two-piece suite comprising WC and wash hand basin. door provides direct access to the rear garden.



**Principal Bedroom – 3.63m x 3.45m (11'11" x 11'4")**

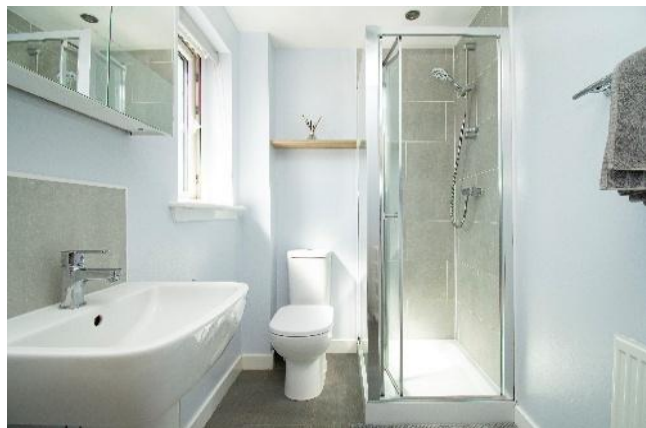
A generously proportioned double bedroom with a double glazed window overlooking the front. The room benefits from fitted mirrored wardrobes and direct access to the en-suite shower room.

**En-Suite Shower Room – 2.17m x 1.59m (7'1" x 5'3")**

Fitted with a modern three-piece suite comprising WC, wash hand basin and shower enclosure. Additional features include inset downlighters, extractor fan and a frosted double glazed window providing natural light and ventilation

**Bedroom 2 – 3.22m x 2.83m (10'7" x 9'4")**

A well-proportioned double bedroom featuring a double glazed window to the rear and a fitted double mirrored wardrobe providing excellent storage.





**Services:** Gas Central Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus

**Council Tax Band:**

**Post Code:** DD11 3FE

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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For a free no obligation valuation of your own property call our Property Department on 01674 672353.