



27 Provost Milne Gardens

, Arbroath, DD11 5FG

Offers in the region of £209,000



UNDER HOME REPORT VALUE

Rosie Fraser Real Estate are delighted to bring to the market this beautifully presented three-bedroom home, ideally situated within the popular residential development of Provost Milne Gardens, Arbroath.



This is a fantastic opportunity to acquire a spacious family home in move-in condition, offering well-proportioned accommodation, a versatile layout, and an excellent location close to local amenities. Early viewing is highly recommended to avoid disappointment.

Upon entering, you are welcomed into a bright and inviting hallway, leading to the generous living room. This comfortable space is flooded with natural light, creating a warm and welcoming atmosphere, making it the perfect place to relax with family and friends.

The well-appointed kitchen offers an excellent range of worktop and cupboard space, making it ideal for both everyday family living and entertaining.

Leading from the kitchen is the delightful conservatory, providing a versatile additional reception space that can be enjoyed throughout the year. Whether used as a dining area, family room, or peaceful spot to unwind, the conservatory enjoys lovely views over the rear garden and offers seamless access to the outdoor space.

Completing the ground floor is a convenient WC.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation with space for freestanding furniture and additional storage.

The family shower room provides added convenience for modern family living and is finished to a high standard.

The property further benefits from double glazing and gas central heating throughout.

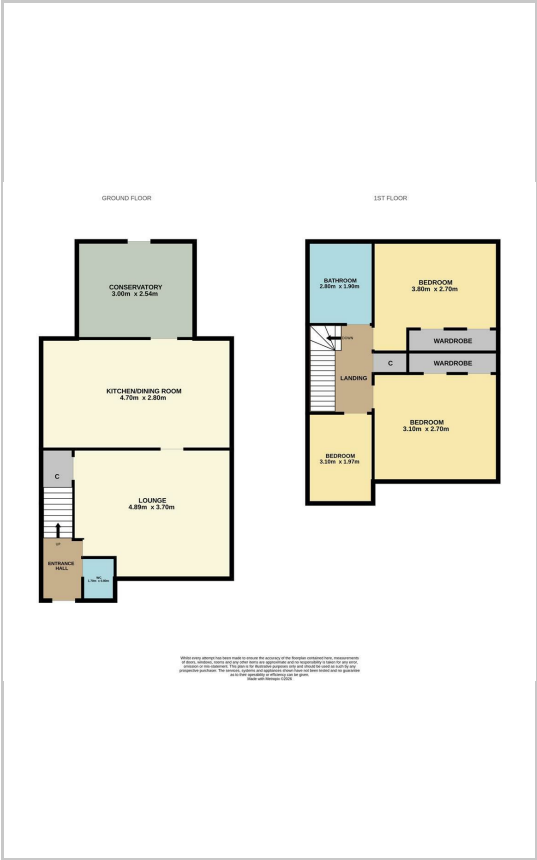
Externally, the property enjoys private gardens, providing an excellent space for outdoor dining, entertaining, or simply relaxing during the warmer months. The outdoor space is ideal for families, children, and those who enjoy spending time outside.

Situated within the sought-after Provost Milne Gardens development, the property is ideally positioned close to a wide range of local amenities, including schools, supermarkets, leisure facilities, and excellent transport links. Arbroath's town centre, beautiful coastline, and picturesque harbour are all within easy reach, making this an ideal location for families, first-time buyers, and professionals alike.

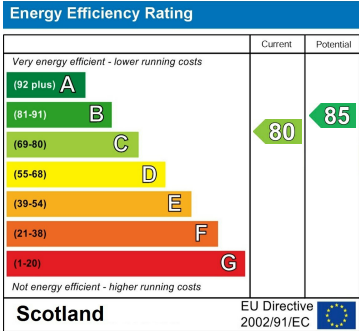
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.