



19a Burnett Drive

| Arbroath | DD11 5FH

**Thorntons**   
*Let's get a move on!*

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Offers Over £185,000

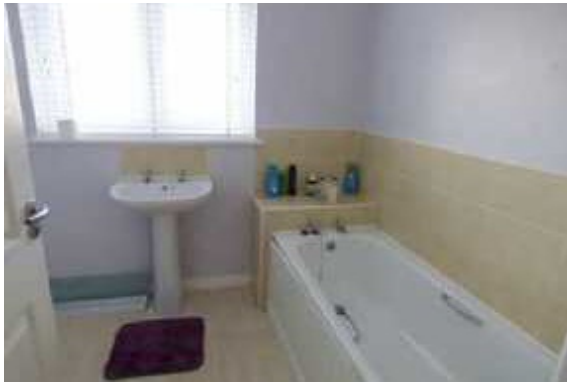


Attractive detached modern villa situated within a popular residential area of similar styled properties convenient for recreational facilities and public transport.





The property benefits from double glazing and gas central comprises: Entrance hall with ceramic tiled floor and stairs leading to upper floor. Well presented lounge/dining room with French doors leading to garden, laminate flooring, door leading to kitchen, ample space for both occasional furniture and dining table. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, integral oven, hob, extractor, fridge, freezer, washing machine and dishwasher, ceramic tiled floor and door leading to rear garden. L-shaped cloaks WC fitted with two piece white suite comprising WC and wash hand basin. Upper hall with hatch giving access to attic space, side facing window and storage cupboard. Master bedroom with rear facing window, fitted wardrobe and access to en-suite. En-suite with two piece white suite comprising WC, wash hand basin and separate shower cubicle. Two additional double bedrooms one to the front and one to the rear. Family bathroom with three piece white suite comprising WC, wash hand basin and bath. Externally there is an integral garage to the front of the property with additional off-street parking for two vehicles. Grassed area mainly laid to lawn. To the rear of the property there is a spacious enclosed area laid to lawn and incorporating a patio area. Viewing is highly recommended to appreciate this spacious family home. EPC - C



- Attractive Detached Villa
- Entrance Hall
- Lounge/Din Room, Kitchen
- Master Bedroom (E/S)
- 2 Add. Dbl Bedrooms
- Family Bathroom, Cloaks WC
- DG, Gas CH, Integral Garage, Off-Street Parking
- Enclosed garden to rear
- Viewing highly recommended
- EPC - C

Lounge/Dining Room	17'11 x 12'7 5.46m x 3.84m
Kitchen	11'8 x 8'6 3.56m x 2.59m
Master Bedroom	11'11 x 11'2 3.63m x 3.40m
En-Suite	6' x 4'11 1.83m x 1.50m
Bedroom	11'11 x 10' 3.63m x 3.05m
Bedroom	11'11 x 9'10 3.63m x 3.00m
Family Bathroom	9'3 x 6'8 2.82m x 2.03m
Cloaks WC	6'11 x 5'6 (at widest point) 2.11m x 1.68m (at widest point)



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