



1 Hayshead Road

| Arbroath | DD11 5AZ

Thorntons 
Let's get a move on!





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Description

An utterly charming one and a half storey cottage situated within beautiful private gardens affording peaceful surroundings all within easy reach of Arbroath town centre. Well set back from the road behind a stone wall this well kept family home offers an attractive blend of modern accommodation, beautiful outside space and convenient access to amenities. Viewing is strongly recommended.





Description

Well maintained and presented in an immaculate condition, accommodation is generous comprising reception hallway, living room fitted with wood burning stove, modern fully fitted kitchen including range style stove and modern freestanding appliances. Usefully located off the kitchen, a utility room provides additional units, sink and space for further appliances. External access is available via a stable door off the kitchen. The family bathroom is located on the ground floor and is fitted with a white three piece suite and separate corner shower cubicle. The ground floor is completed by a sunroom overlooking the rear garden and a spacious double bedroom. The first floor provides two further double bedrooms both with excellent storage provided by in-built wardrobes and fitted eaves space. Practical benefits of the home include gas central heating and double glazing.

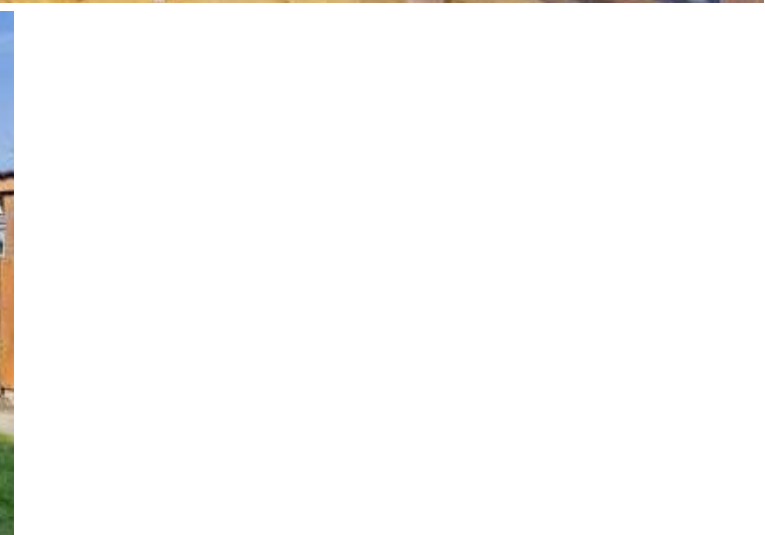
Externally the property is set within beautifully maintained garden grounds, landscaped with level lawns, fish pond and private seating areas. Included in the sale is a high quality timber cabin positioned at the end of the garden. The cabin is fully fitted with power lighting and a Cleanburn ethanol stove.

The property also benefits from off-street parking for two vehicles and a single detached garage, again fitted with power and light.

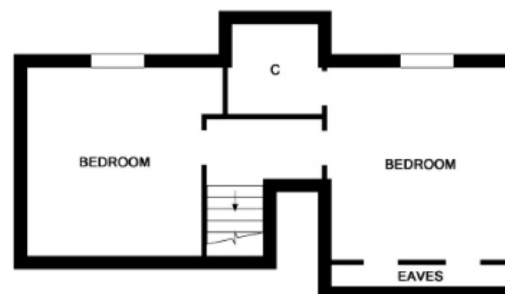


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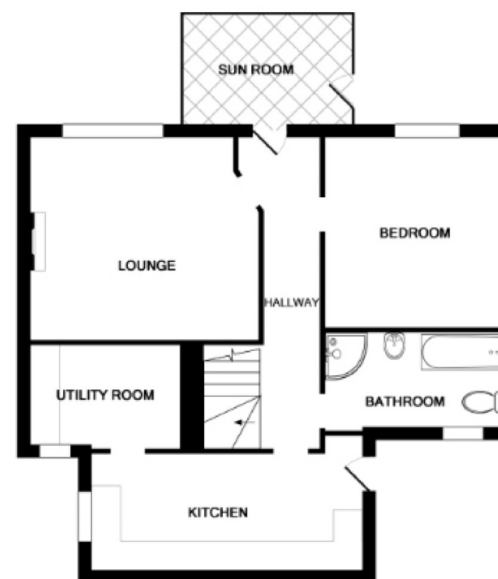




Lounge	12'7 x 12'1	3.84m x 3.68m
Kitchen	12'9 x 9'3	3.89m x 2.82m
Utility	10'10 x 5'7	3.30m x 1.70m
Bathroom	11'10 x 6'0	3.61m x 1.83m
Sun Room	10'8 x 7'8	3.25m x 2.34m
Bedroom 1	12'1 x 11'4	3.68m x 3.45m
Bedroom 2	13'2 x 11'5	4.01m x 3.48m
Bedroom 3	11'9 x 11'5	3.58m x 3.48m



1ST FLOOR



GROUND FLOOR

aspc êspc fifespc pspc tspc spc

