



7 Finlay Drive | Arbroath | DD11 3FE
Offers Over £190,000

T. DUNCAN & CO.
Solicitors • Estate Agents





7 Finlay Drive, Arbroath | DD11 3FE

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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")

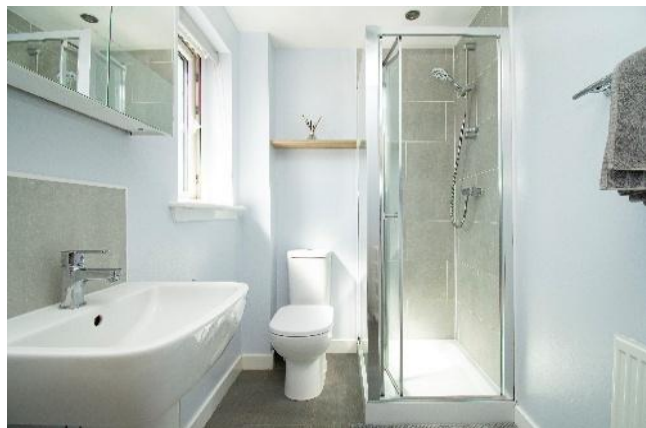
A generously proportioned double bedroom with a double glazed window overlooking the front. The room benefits from fitted mirrored wardrobes and direct access to the en-suite shower room.

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.





Family Bathroom – 2.17m x 1.86m (7'1" x 6'1")

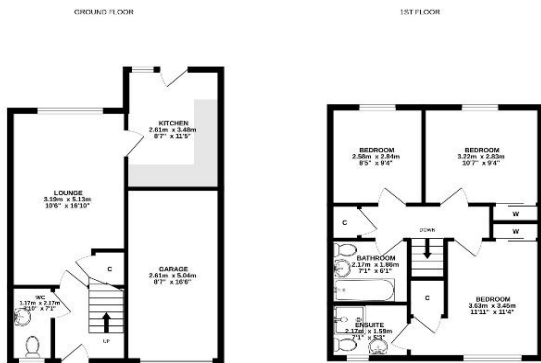
Fitted with a three-piece white suite comprising WC, wash hand basin and bath. A wall-mounted mirrored medicine cabinet provides additional storage

Bedroom 3 – 2.58m x 2.84m (8'5" x 9'4")

A further double bedroom with a double glazed window overlooking the rear of the property.

Exterior

To the front of the property, a driveway provides off-street parking and leads to the integral single garage. The fully enclosed rear garden is laid mainly to lawn and benefits from a patio area, creating an ideal space for outdoor dining and relaxation.



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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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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.

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