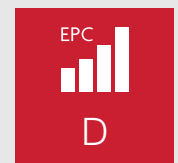
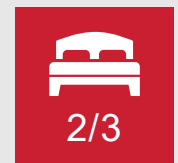
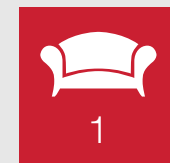


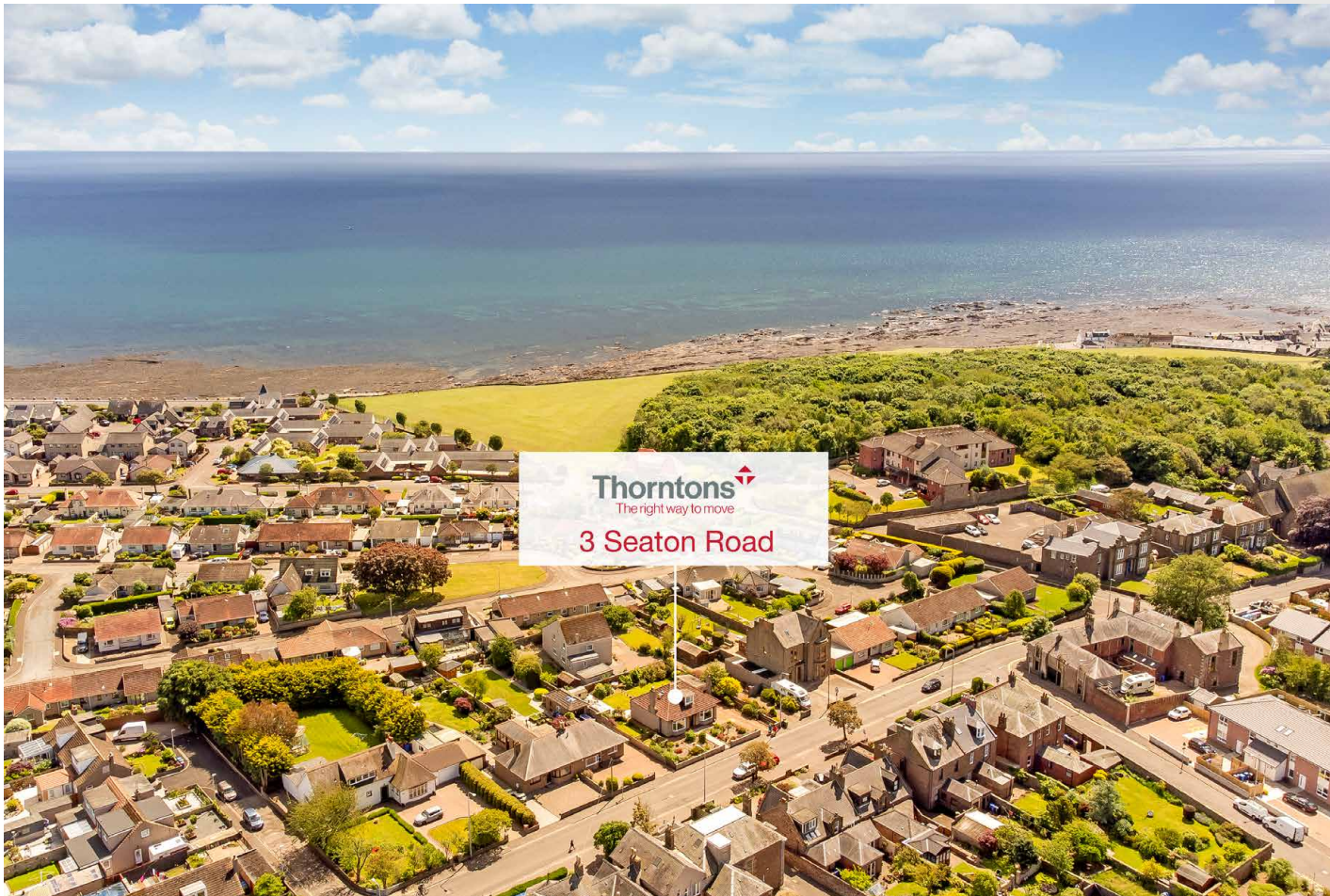


Thorntons
The right way to move

3 Seaton Road

Arbroath, DD11 5DX





Welcome to a stunning three-bedroom detached chalet-style bungalow which has undergone significant upgrades in November 2023 to ensure a walk-in ready home that offers space and style in equal measures. The extensive work includes new double glazing to the front, new interior doors, full-house rewiring with fresh switches, fuse boxes, and sockets, interlinked fire and heat alarm systems, and a new stone fireplace, ESSE Eco log burner, Amtico flooring, and gas mains installation with an all-new central heating system, pipes, and radiators throughout. Stylish interior design was applied during the same period, along with new skirtings, cornices, and flooring, as well as a bespoke statement kitchen. Add private parking for four cars, impressive gardens, and a sought-after location in the coastal town of Arbroath, and you have a high-spec home that goes above and beyond expectations.

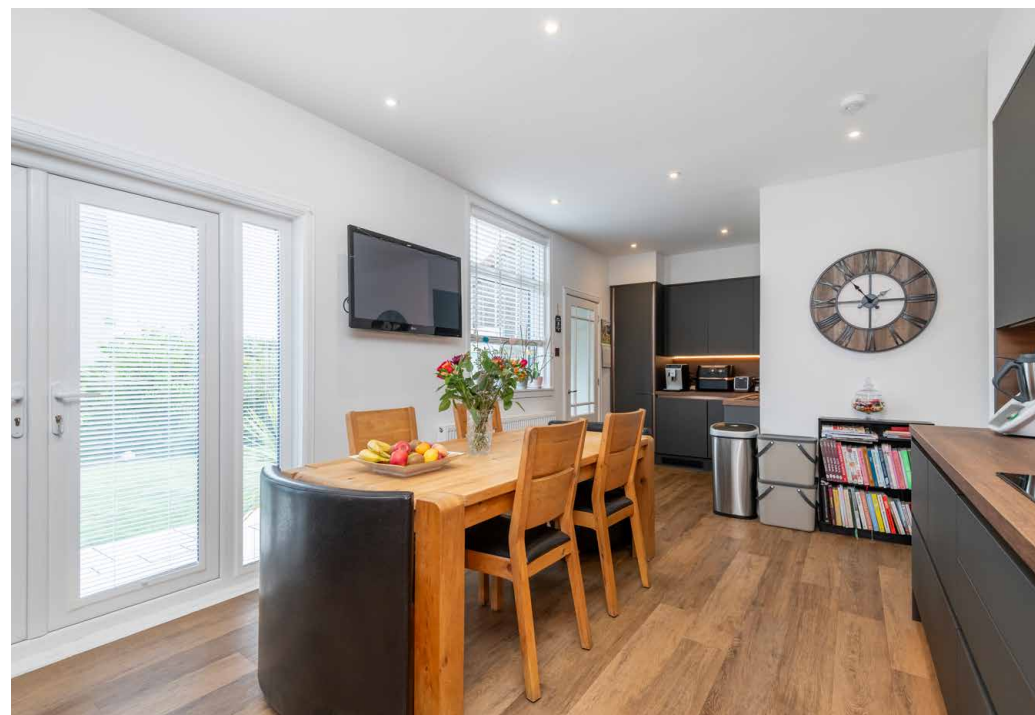
Maintaining the impeccable standards, the three bedrooms are all large, light-filled doubles. The principal room and bay-windowed third bedroom (which has the versatility to be used as a family room) are both at ground level, while the second bedroom is on the first floor with a generous attic store.

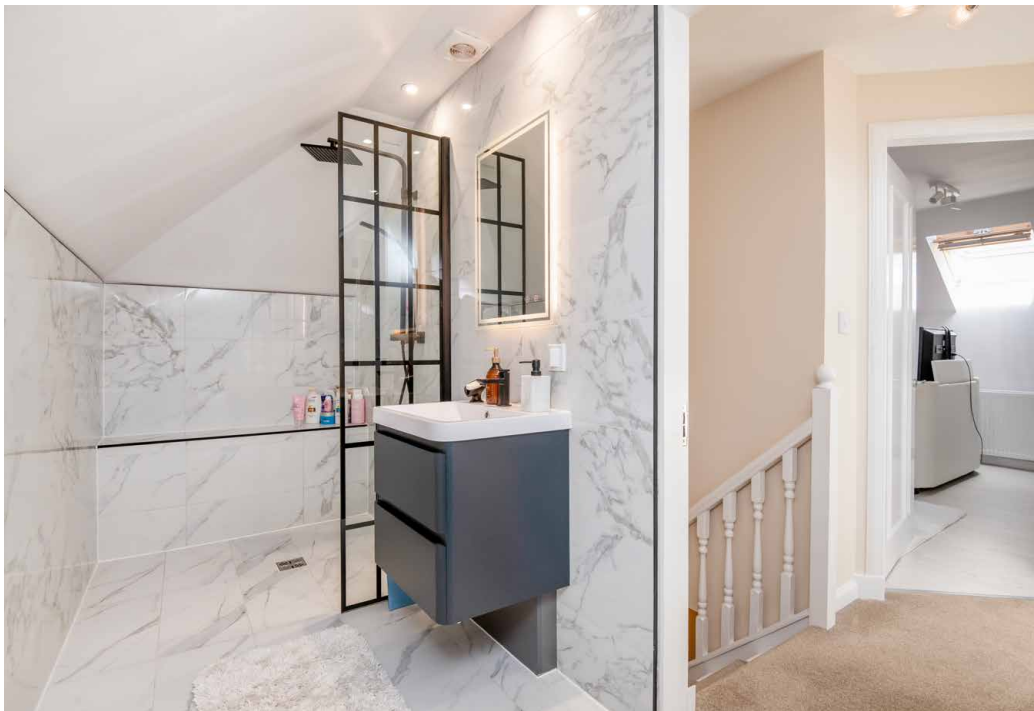
Features

- A stunning detached chalet-style bungalow
- Extensive new work completed in late 2023
- Sought-after setting in the coastal town of Arbroath
- Stylish interior design and high-spec fixtures
- Vestibule and hall with built-in storage
- Elegant living room with a wood-burning stove
- Bespoke kitchen/dining room newly fitted in 2023
- Bright rear porch with storage and garden access
- Two double bedrooms (one with attic store)
- Flexible third double bedroom/family room
- Contemporary ground-floor shower room
- Stylish wet room newly installed in 2023
- Substantial front, side, and rear gardens
- Gated three-car driveway and single garage



“Ultra-modern kitchen with seated dining and garden access”

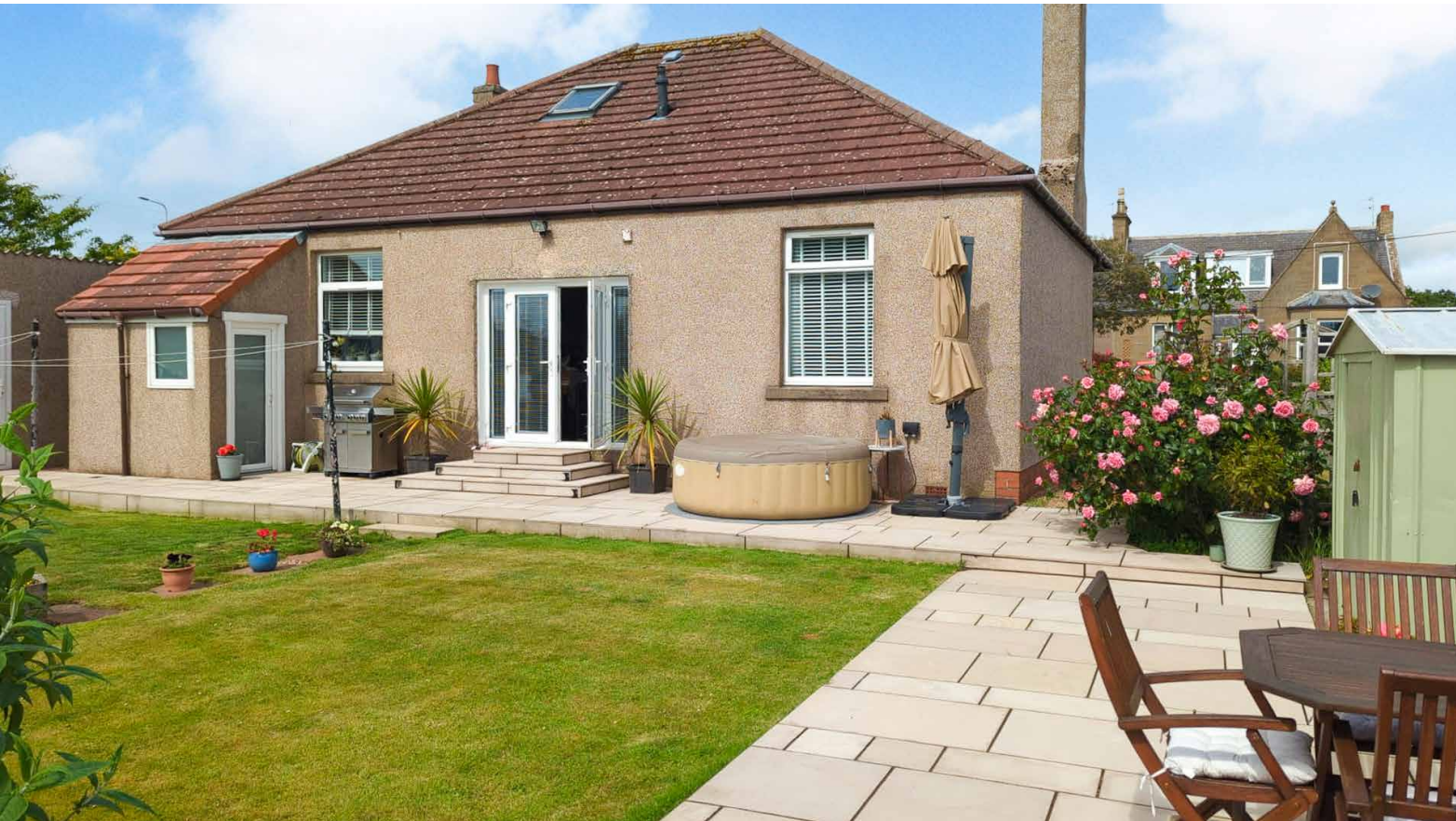




The home is served by a contemporary ground-floor shower room (with a double walk-in shower cubicle) and an exquisite first-floor wet room new in 2023. The property has double glazing and gas central heating via a Bosch-Worcester combi boiler (also new in 2023). Externally, there is substantial garden space to the front, side, and southeast-facing rear, all of which is fully enclosed and professionally landscaped incorporating manicured lawns and mature plants. Established apple, pear, and plum fruit trees add to its charm, as large patio areas (with power and water) form perfect alfresco dining spots. A gated three-car driveway and detached single garage (with power) provide secure off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (Neff pyrolytic self-cleaning main oven with Wi-Fi connectivity, Neff oven/grill/combi microwave oven, Neff five-ring induction hob, Faber smart extractor fan, Zanussi full-length frost-free refrigerator, Zanussi full-length freezer, Zanussi dishwasher, and Hoover washing machine), and two sheds to be included in the sale.





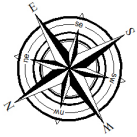
Arbroath

Set on the scenic Angus coast and appealing to both tourists and residents alike, Arbroath is the largest town in the county – full of seaside charm and steeped in rich history. It's home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and, close by, the Bell Rock Lighthouse – the world's oldest working sea-washed lighthouse. The bustling town centre offers an excellent range of amenities, including independent shops, boutiques, cafés, and coffee houses, alongside a variety of High Street stores, family-friendly restaurants, takeaways, and welcoming pubs and bars. Practical needs are equally well catered for, with several supermarkets, pharmacies, dentists, a medical centre, and a Post Office. For those who enjoy the outdoors, Arbroath presents beautiful coastal scenery and green spaces to explore. Victoria Park features scenic walking routes leading out to the cliffs, where sweeping views take in the North Sea and the distant Bell Rock Lighthouse. Golf enthusiasts can tee off at Arbroath Golf Links, while the town's leisure facilities include well-equipped gyms, swimming pools, and sports pitches catering to all levels of fitness. Education is a key strength of the area, with a choice of primary and secondary schools, as well as the local campus of Dundee & Angus College. Arbroath also benefits from excellent transport connections, with a railway station, regular bus services, and convenient links to major road routes ensuring easy travel throughout the county and beyond.

Floorplan

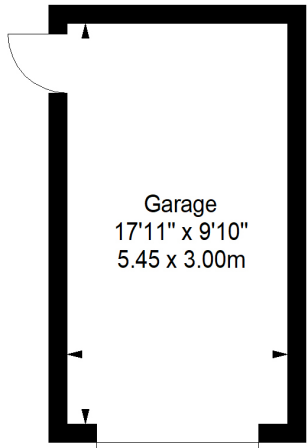
Ground Floor

Approx. 103.1 sq. metres (1109.8 sq. feet)

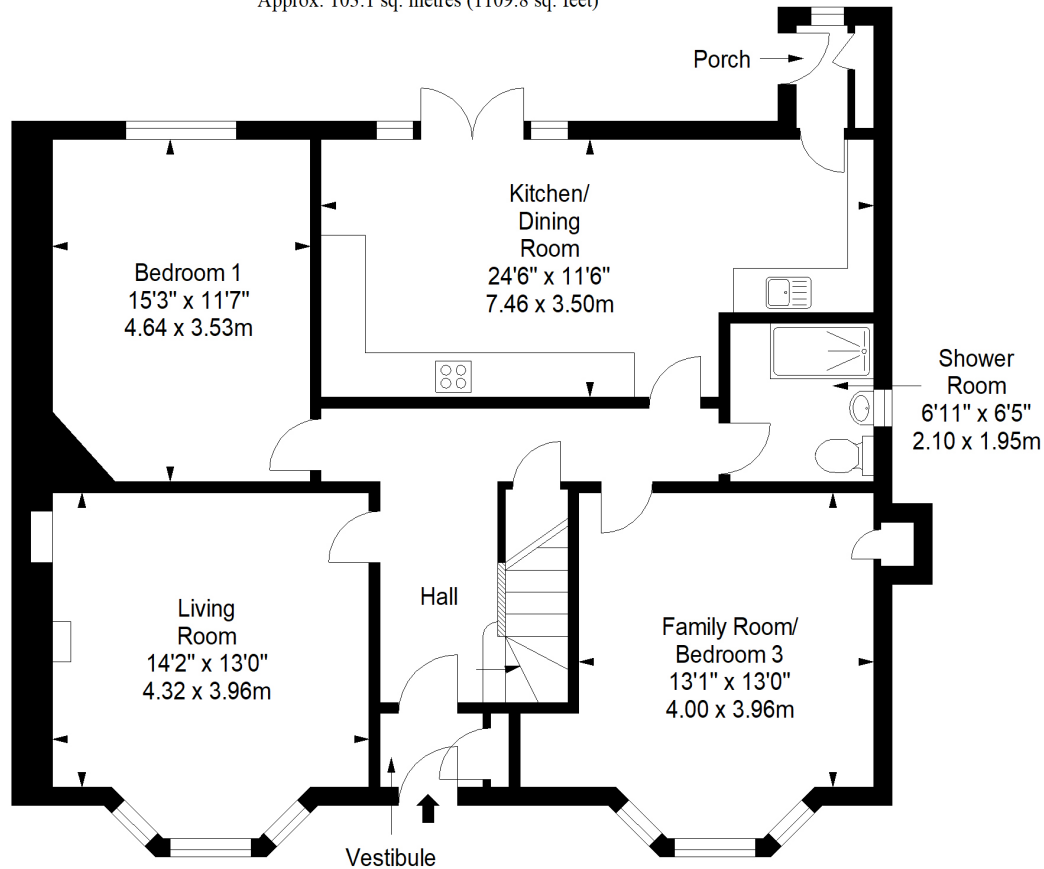


Garage

Approx. 16.4 sq. metres (176.5 sq. feet)



Garage
17'11" x 9'10"
5.45 x 3.00m



Bedroom 1
15'3" x 11'7"
4.64 x 3.53m

Kitchen/
Dining
Room
24'6" x 11'6"
7.46 x 3.50m

Living
Room
14'2" x 13'0"
4.32 x 3.96m

Hall

Family Room/
Bedroom 3
13'1" x 13'0"
4.00 x 3.96m

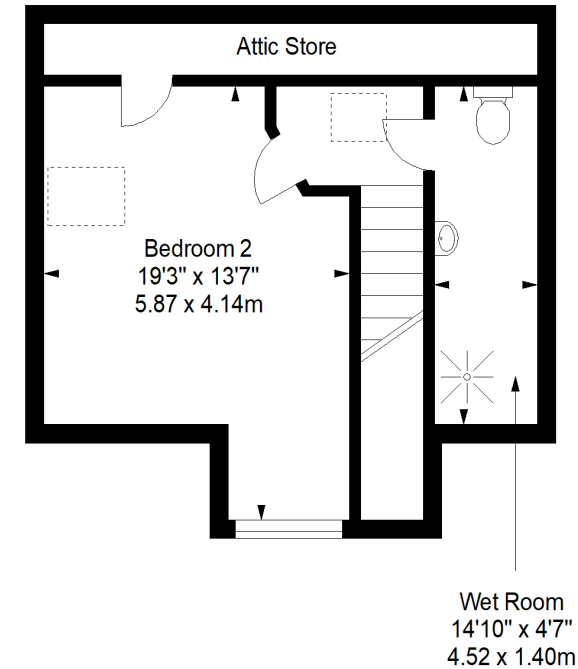
Shower
Room
6'11" x 6'5"
2.10 x 1.95m

Vestibule

Porch

First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Bedroom 2
19'3" x 13'7"
5.87 x 4.14m

Attic Store

Wet Room
14'10" x 4'7"
4.52 x 1.40m

Total area: approx. 143.1 sq. metres (1540.4 sq. feet)



Thorntons

The right way to move

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