

27 Hospitalfield Gardens

ARBROATH, DD11 2LW



Immaculate three-bed link-detached home in Arbroath with bright dual-aspect lounge diner, garden access from kitchen, garage and private gardens



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This attractive three-bedroom link-detached home is positioned within a popular and well-established residential area of Arbroath and offers generous accommodation ideally suited to families, professional couples or buyers seeking space with future potential.

THE LOUNGE/DINER



On the ground floor, the property opens into a welcoming entrance leading to a spacious dual-aspect lounge diner. This bright and versatile living space benefits from excellent natural light and features a focal fireplace, creating a warm and inviting setting for both everyday living and entertaining.

THE KITCHEN



The kitchen is fitted with a range of wall and base units and provides direct access to the rear garden, allowing for easy indoor-outdoor flow during the warmer months. A convenient cloakroom with toilet and wash hand basin completes the ground floor accommodation.





The upper floor comprises three well-proportioned bedrooms. The principal bedroom includes fitted wardrobes and additional built-in storage, ensuring practical organisation without compromising space. The two further bedrooms also benefit from built-in storage, making them ideal for children, guests or home working. The family bathroom is fitted with a three-piece suite and includes a bath with a shower over.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



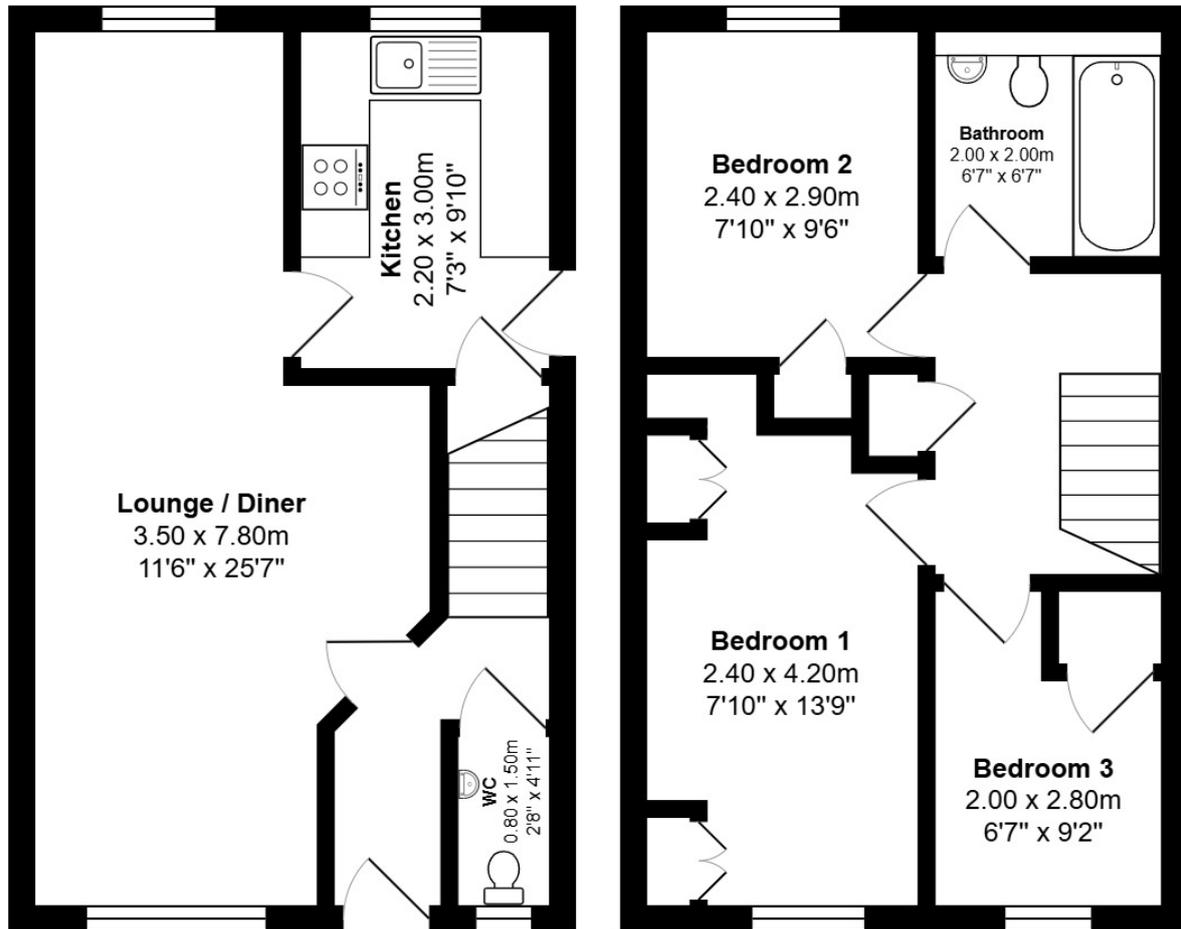
Externally, the property enjoys gardens to both the front and rear, providing space for outdoor seating, play or landscaping enhancements. An integral garage offers secure parking and additional storage capacity.

While some internal modernisation may be desirable to reflect contemporary tastes, the home is presented in immaculate condition throughout and has clearly been well cared for. It offers an excellent opportunity for buyers to move straight in while adding value over time.

EXTERNALS

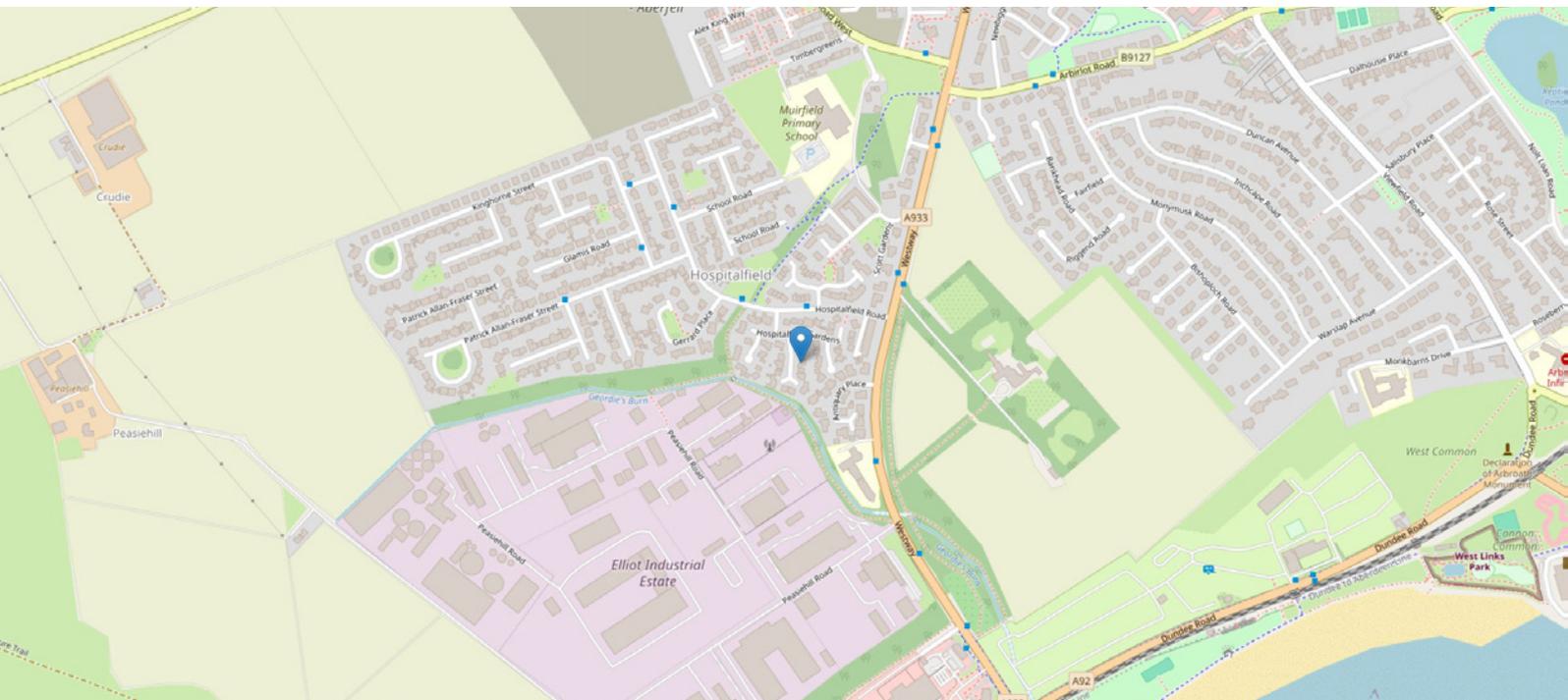


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: C



THE LOCATION

Located on the east coast of Angus, Arbroath is a thriving coastal town combining seaside character with strong transport connections and comprehensive local amenities. The property sits within a well-established residential catchment serving reputable local schools. Primary education in the surrounding area typically includes Timmergreens Primary School and Muirfield Primary School, while secondary provision is split between Arbroath High School and Arbroath Academy, with catchment areas determined by Angus Council based on residential zoning. Both secondary schools provide a broad curriculum and modern facilities, making the area particularly attractive to families.





Arbroath offers a comprehensive range of amenities including major supermarkets, independent retailers, cafés, restaurants and professional services. The town centre and harbour area provide a mix of traditional character and everyday convenience, while the historic Signal Tower Museum and the dramatic coastal cliffs and seafront walks enhance the lifestyle appeal.

Transport links are a significant advantage. Arbroath railway station sits on the East Coast Main Line, offering regular direct services to Dundee, Aberdeen and Edinburgh. The nearby A92 dual carriageway further supports commuting and regional travel.

Arbroath delivers a compelling combination of coastal living, community infrastructure and connectivity, making it a strong and sustainable choice for homeowners seeking both lifestyle and practicality.



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