

1B Bennington Drive

ARBROATH, ANGUS, DD11 5SZ



Stunning nearly new bungalow with full residential status with one of the best plots on the Seaton Village Holiday and Residential Estate



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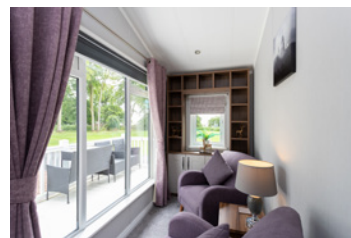


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McEwan Fraser Legal is delighted to present this stunning two-bedroom residential park home is situated in a well-established and popular park that features a mix of residential and holiday homes. With undeniably the best plot on the site, this home benefits from a great outlook. Having never been fully lived in, our client is reluctantly letting it go. Presented like a show home, this property is immaculately maintained and boasts numerous extras, including a composite wrap-around deck and a landscaped garden designed for easy maintenance.

THE LOUNGE/KITCHEN



The accommodation includes a spacious and bright lounge, semi-open to a fully fitted, sleek kitchen, offering a modern and stylish living space. There is also a utility room for added convenience.

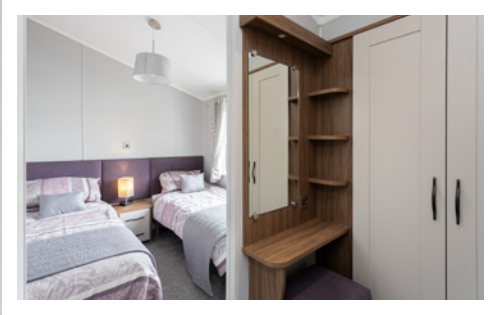


The two double bedrooms are generously sized, with the principal bedroom featuring a walk-in wardrobe and an en-suite shower room. A modern bathroom completes the interior, ensuring all your needs are met.

BEDROOM 1



BEDROOM 2 & THE BATHROOM



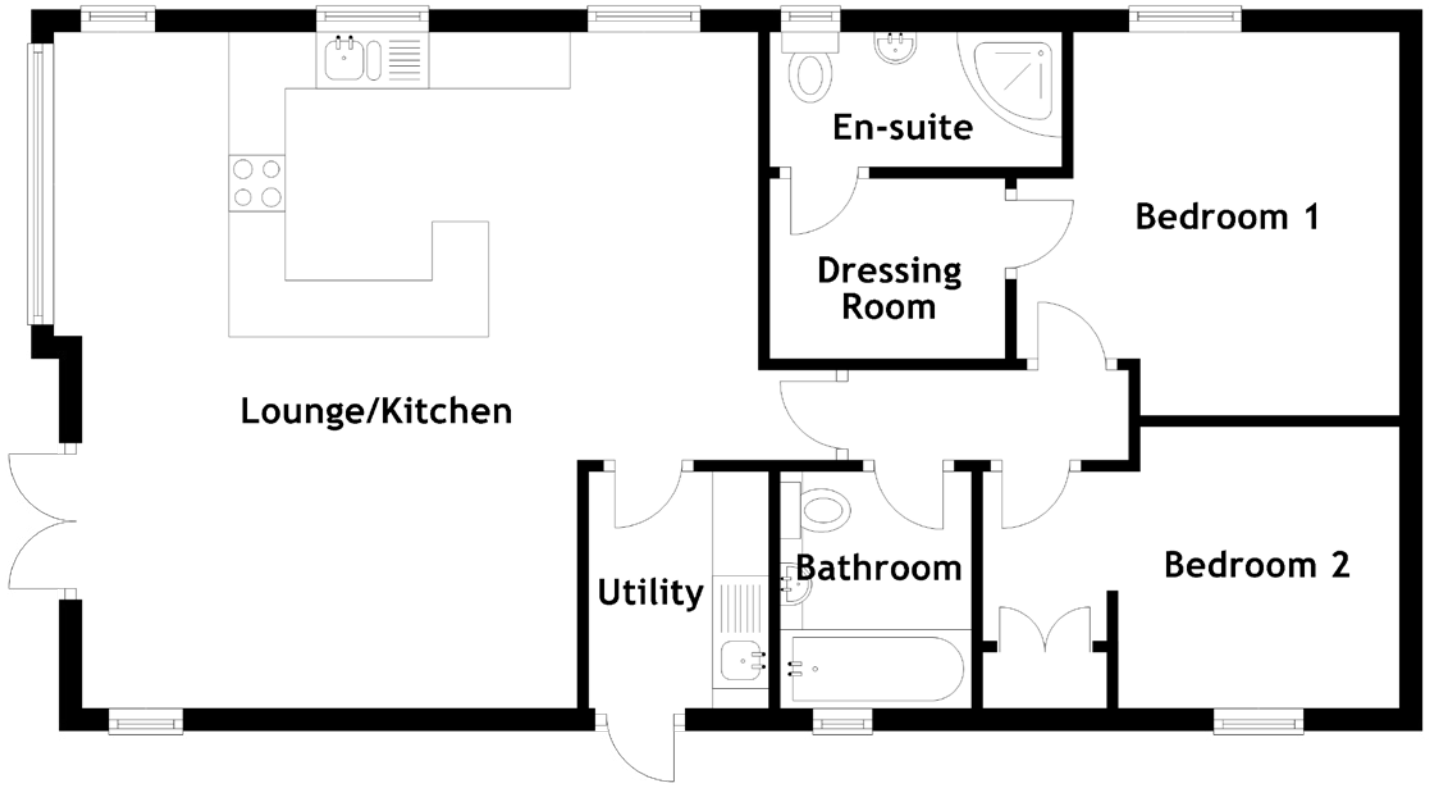
The site offers top-notch facilities, including a restaurant and two bars, perfect for socialising and dining without leaving the park. As a beachside resort, it provides an ideal escape by the sea. If you're seeking a coastal retreat with all the comforts of home, this property is the perfect choice.

With two bars, a restaurant and live entertainment in an impressively maintained Estate, the heart of Seaton Estate lies in its warm and welcoming community. There is an array of facilities and activities to cater to every interest. Join in on community events or explore nearby attractions. Designed for modern living, this home allows you to enjoy the convenience of low-maintenance living, so you can focus on the things that truly matter. With thoughtfully crafted interiors and contemporary amenities, 1B Bennington Drive is a sanctuary of comfort and functionality with full residential status. Set within a gated community, the safety and security of residents are paramount at Seaton Estate.

EXTERNALS

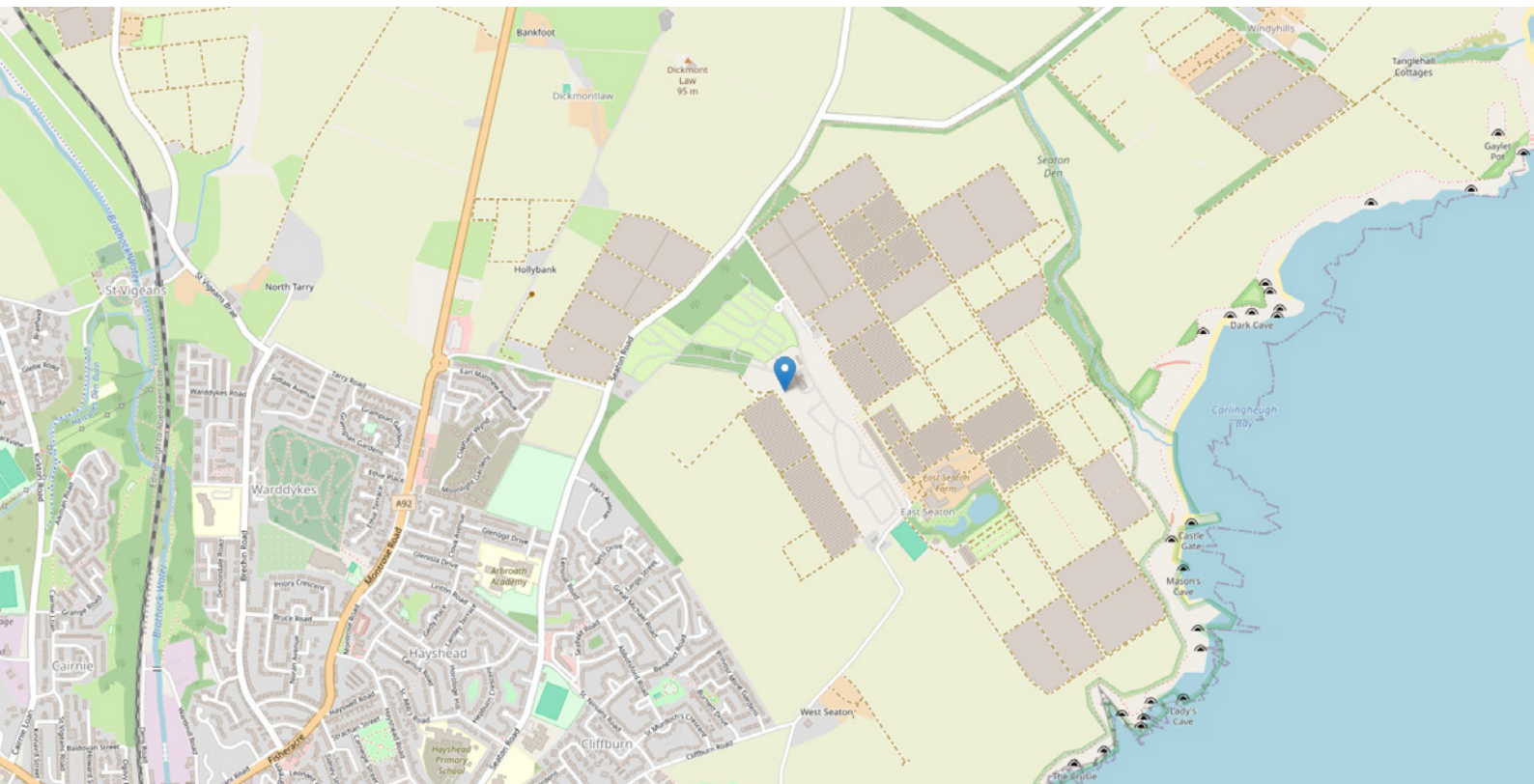


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.25m (20'6") x 6.00m (19'8")	Dressing Room	2.20m (7'3") x 1.60m (5'3")
Utility	2.10m (6'11") x 1.60m (5'3")	Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bedroom 1	3.40m (11'2") x 3.40m (11'2")	Bathroom	2.10m (6'11") x 1.70m (5'7")
En-suite	2.60m (8'6") x 1.20m (3'11")		



THE LOCATION

Seaton Park in Arbroath offers a picturesque and desirable location for your new home. Nestled in a serene residential area, this property provides the perfect balance of tranquillity and convenience. Just a short distance from the vibrant town center, you'll have easy access to a variety of local amenities, including shops, restaurants, and cafes.





The coastal charm of Arbroath is within reach, with stunning beaches and the famous Arbroath Cliffs providing opportunities for scenic walks and outdoor activities. The town is also steeped in history, known for its historic Abbey and the renowned Arbroath Smokies, offering a unique blend of cultural and culinary delights.

Seaton Park itself is a well-maintained community, featuring beautiful green spaces and a friendly atmosphere. Excellent transport links make commuting straightforward, with regular bus services and nearby train stations connecting you to Dundee, Aberdeen, and beyond.

The combination of coastal beauty, historical significance, and modern conveniences makes Seaton Park in Arbroath a sought-after destination for those looking to enjoy a high quality of life.



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THE SUNDAY TIMES
THE TIMES



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