

21 Finlay Crescent

ARBROATH, ANGUS, DD11 3FF



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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Situated in a sought-after modern development on the outskirts of Arbroath, this stunning four-bedroom Persimmon-built detached family home epitomizes contemporary living.

The property welcomes you with a charming small front garden, while the rear features a beautifully landscaped, enclosed garden complete with a seating area, perfect for relaxation and entertaining. This outdoor oasis also provides convenient access to the front of the property, as well as to the driveway and detached garage, which boasts an up-and-over electric door, light, and power.

Upon entering the home, you are greeted by a welcoming hallway leading to the first floor. The ground floor offers a thoughtfully designed layout, featuring a two-piece cloakroom, a spacious lounge, a formal dining room, and a kitchen breakfast room fitted with modern appliances. The utility room, with access to the rear garden, adds further practicality to the home.





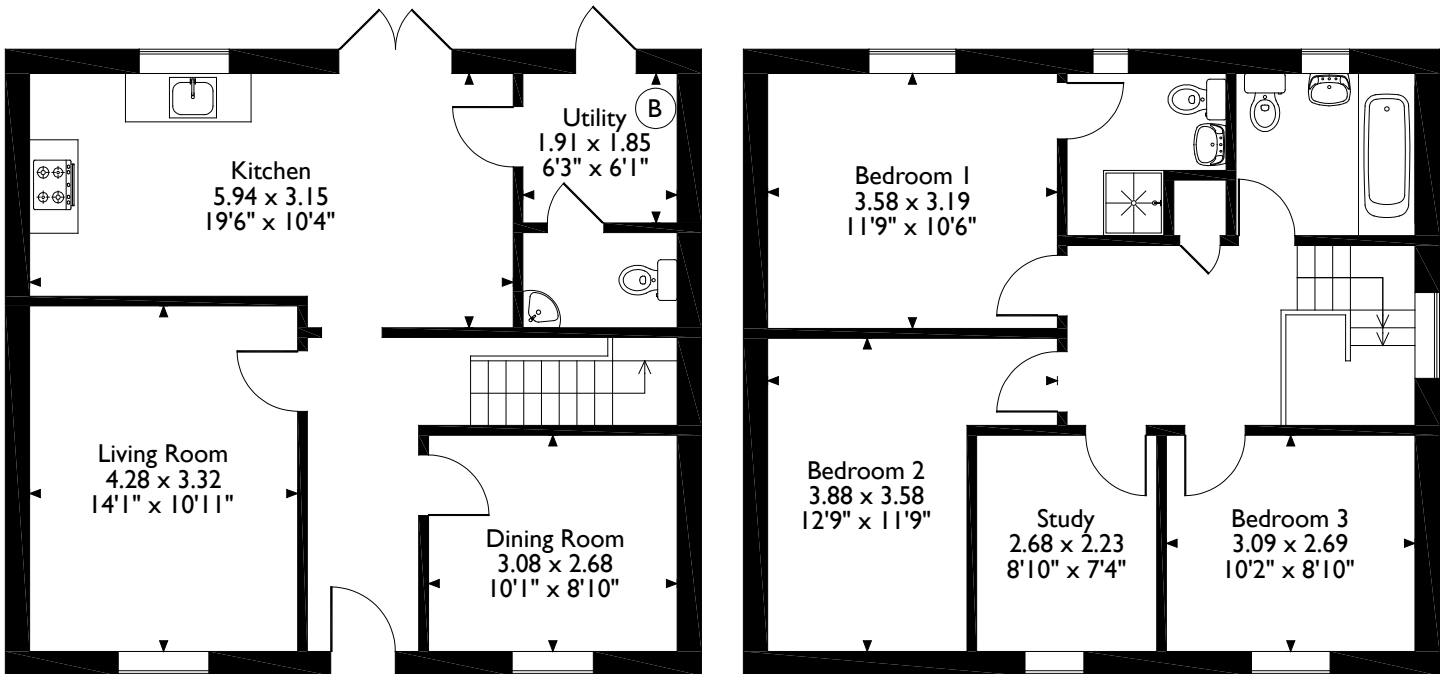


Upstairs, the property boasts four well-proportioned bedrooms, most of which are equipped with fitted wardrobes, offering ample storage space. The master bedroom includes a stylish en-suite, providing a private retreat within the home. A contemporary three-piece family bathroom serves the remaining bedrooms, ensuring comfort and convenience for the whole family.









Gross internal floor area (m²): 115m²

EPC Rating: B



The garden is well-equipped with an outside water tap, security lighting, and a camera, ensuring both convenience and safety. Additionally, solar panels on the roof enhance the home's energy efficiency, reflecting its modern, eco-friendly design.

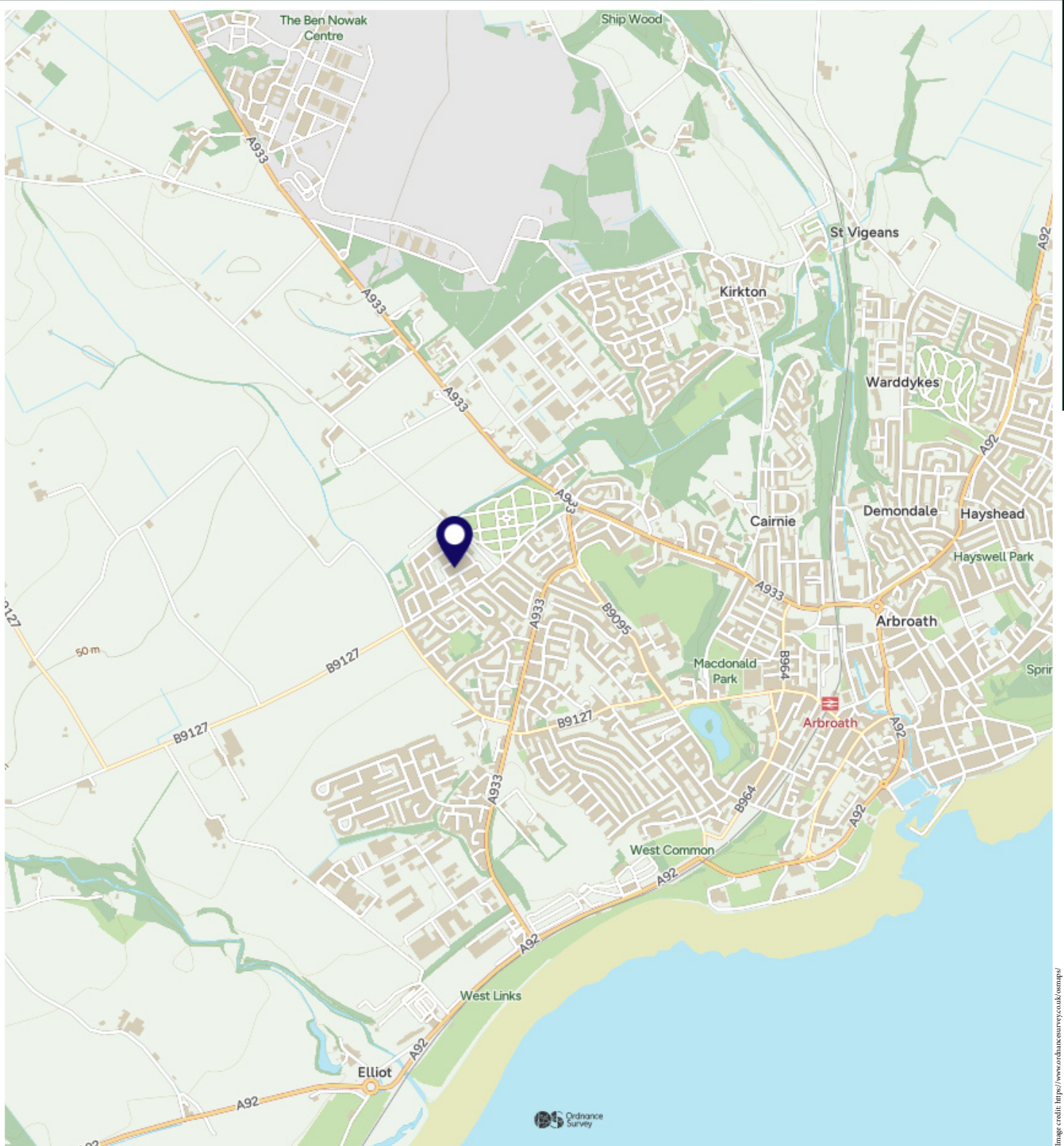
This modern family home, with its blend of stylish interiors and functional outdoor spaces, is ideally positioned for easy access to local amenities while offering a peaceful suburban lifestyle. An internal inspection is highly recommended to fully appreciate the quality and appeal of this exceptional property.

The Property



Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and watersports and also a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns of Montrose, Forfar, Kirriemuir and Carnoustie. The A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has its own railway station. Arbroath, which lies on the North East coast is a charming town steeped in history, the large sandstone Abbey standing central to the town being the place where the declaration of Arbroath was signed. The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage. Fishing is still a very important industry and the town is renowned for the Arbroath Smokie.

The Location



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THE SUNDAY TIMES
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