

92 Grampian Gardens, Arbroath, DD11 4AQ

THE CHURCH OF SCOTLAND
EAGLAIS NA D-ALBA



EXTENDED 5 BED DETACHED CHALET STYLE VILLA LOCATED TO THE NORTH EAST OF ARBROATH

- Bright living room leading to separate dining room
- Modern kitchen with extended utility space
- Master bedroom with en-suite shower room
- 4 further bedrooms
- Family bathroom and an additional shower room
- Detached single garage with light and power
- Private back garden as well as garden grounds to the front and side
- Gas central heating and double glazing

Location

The property forms part of a residential development which lies to the north east of Arbroath. Primary schooling can be found at Warddykes Primary School with secondary schooling at Arbroath High School. Private schooling is available at Dundee High School with a regular bus service from Arbroath. Dundee and Aberdeen are easily accessible and provide all the local amenities such as an excellent variety of shops, restaurants, bars and good leisure facilities. The A92 dual carriageway provides easy access to Dundee, while the A90 dual carriageway links to Aberdeen. Arbroath Railway Station offers regular services to Aberdeen and major cities further afield.

Viewing Arrangements

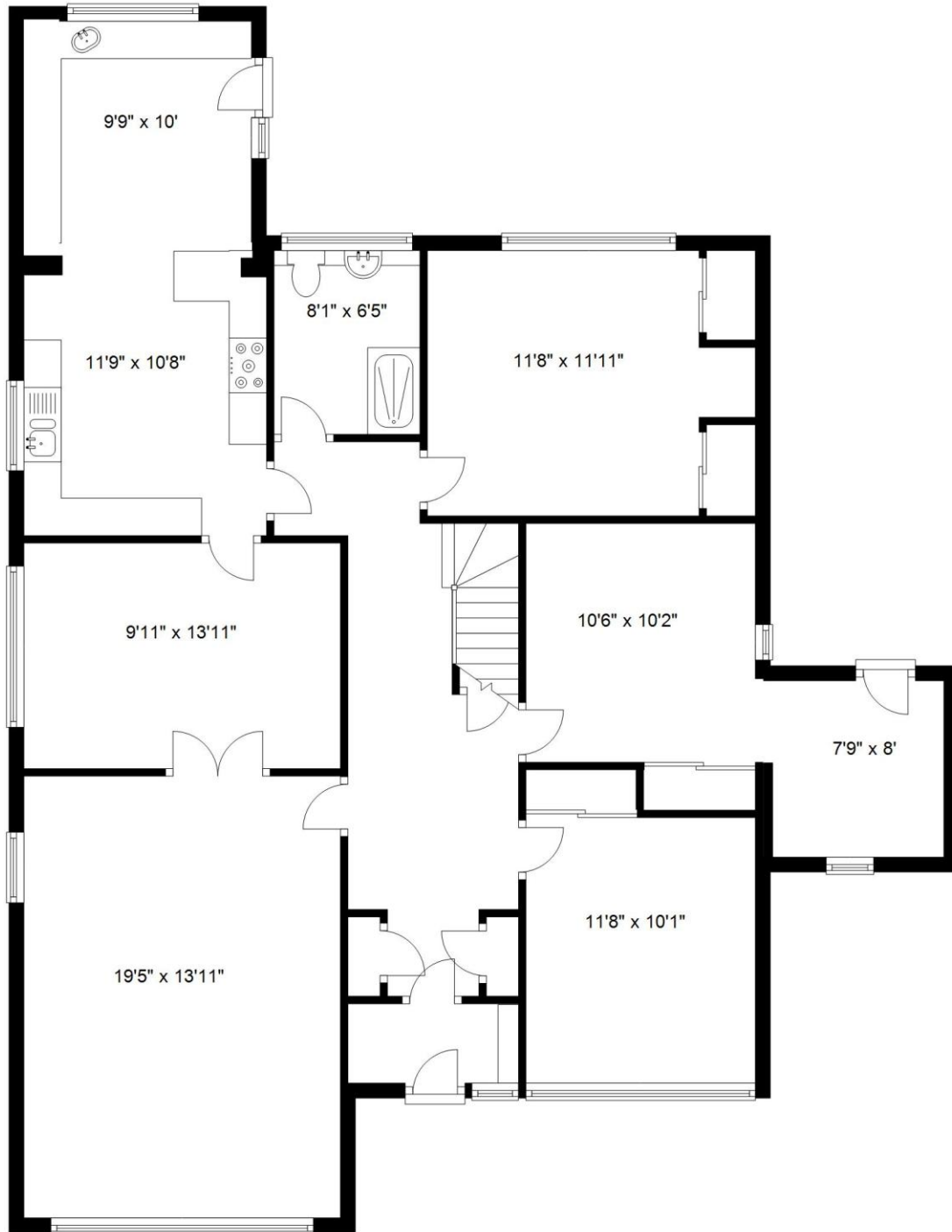
By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk





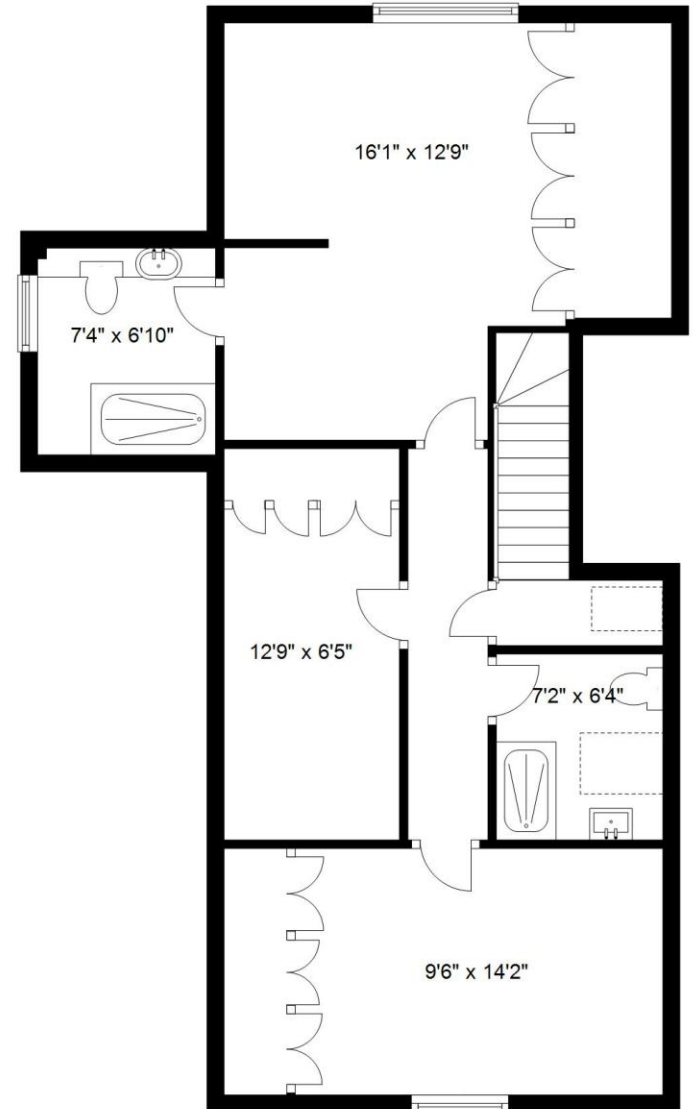
Ground Floor

Approx. 1413.1 sq. feet



First Floor

Approx. 706.7 sq. feet



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC006482

