

Simple Approach



Estate Agents



**Tigh na Geol, Arbroath  
DD11 4RX**

**Offers over £406,995**



Simple Approach are pleased to welcome this beautiful countryside house to the residential sales market. Set within a picturesque location, this fantastic home comes to the market in good move in condition throughout and would benefit from upgrading to become an idyllic family home. Set across one accessible floor, Tigh Na Geol offers all the living space required by the modern day family. Comprising; a welcoming entrance hallway, a bright and spacious lounge, sizeable kitchen, five generous bedrooms, a further sitting room, a useful utility room, turret room / dining room, three bathroom / shower rooms and a conservatory completes the interior of this property. Externally the property enjoys a stunning wrap around garden along with just under two acres of land, a large private driveway and a double garage. Tigh Na Geol also enjoys the benefits of solar panels having been reinstalled last year. This property really has so much to offer with its stunning surroundings and incredibly versatile living space, viewing is essential to appreciate all that is on offer here at Tigh Na Geol, Gightyburn.

### Lounge

18'8" x 14'9" (5.71 x 4.52)

### Kitchen

16'1" x 11'5" (4.92 x 3.5)

### Conservatory

11'11" x 11'0" (3.64 x 3.37)

### Turret Room / Dining Room

28'0" x 9'7" (8.55 x 2.93)

### Utility Room

7'8" x 10'9" (2.36 x 3.28)

### Bedroom

11'1" x 9'8" (3.39 x 2.97)

### Shower Room

6'4" x 5'4" (1.95 x 1.65)

### Bedroom

10'8" x 10'9" (3.26 x 3.29)

### Bathroom One

11'8" x 7'6" (3.57 x 2.31)

### Bedroom

10'4" x 10'5" (3.17 x 3.18)

### Master Bedroom

14'0" x 13'2" (4.27 x 4.02)

### Bathroom Two

6'5" x 6'5" (1.96 x 1.96)

### Bedroom

13'11" x 11'11" (4.26 x 3.64)

### Sitting Room

20'8" x 14'6" (6.32 x 4.42)



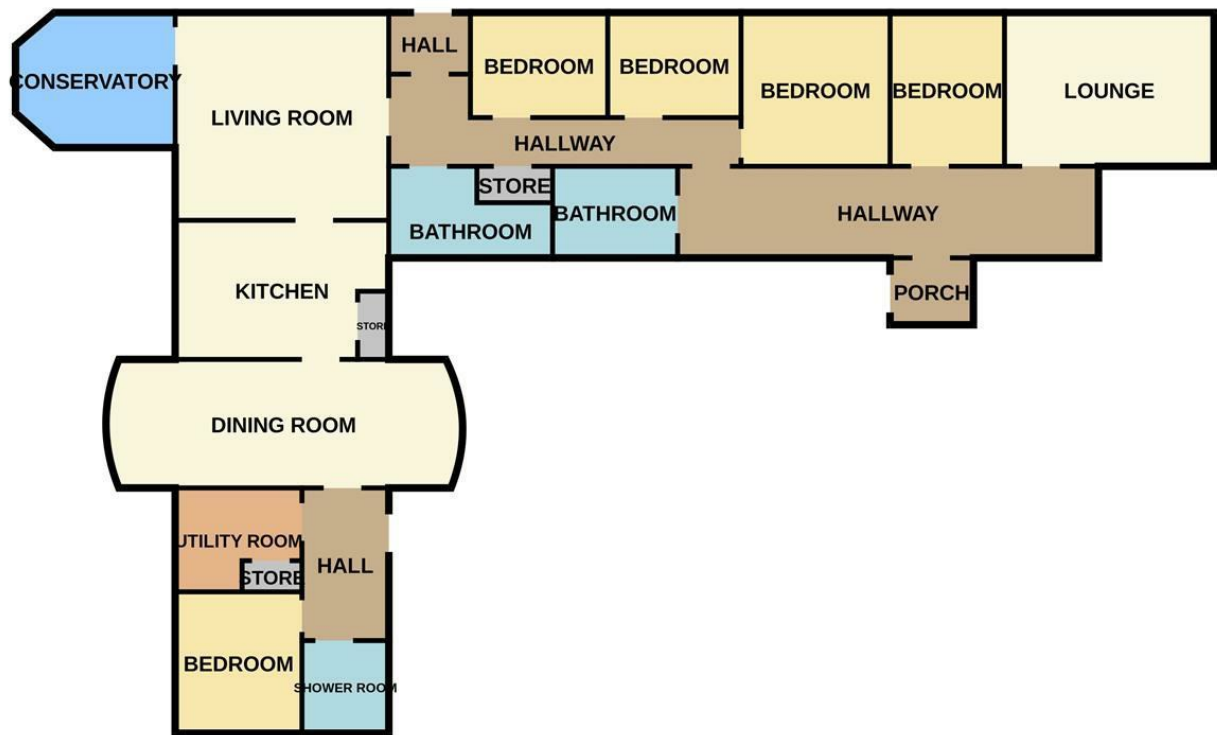


- Impressive Detached House
- Five Generous Bedrooms
- Large Private Driveway
- Solar Panels Reinstalled Last Year
- Beautiful Countryside Location
- Turret Room / Dining Room
- Double Garage
- Just Under Two Acres Of Land
- Spacious Accommodation Throughout
- Heating & Full Double Glazing

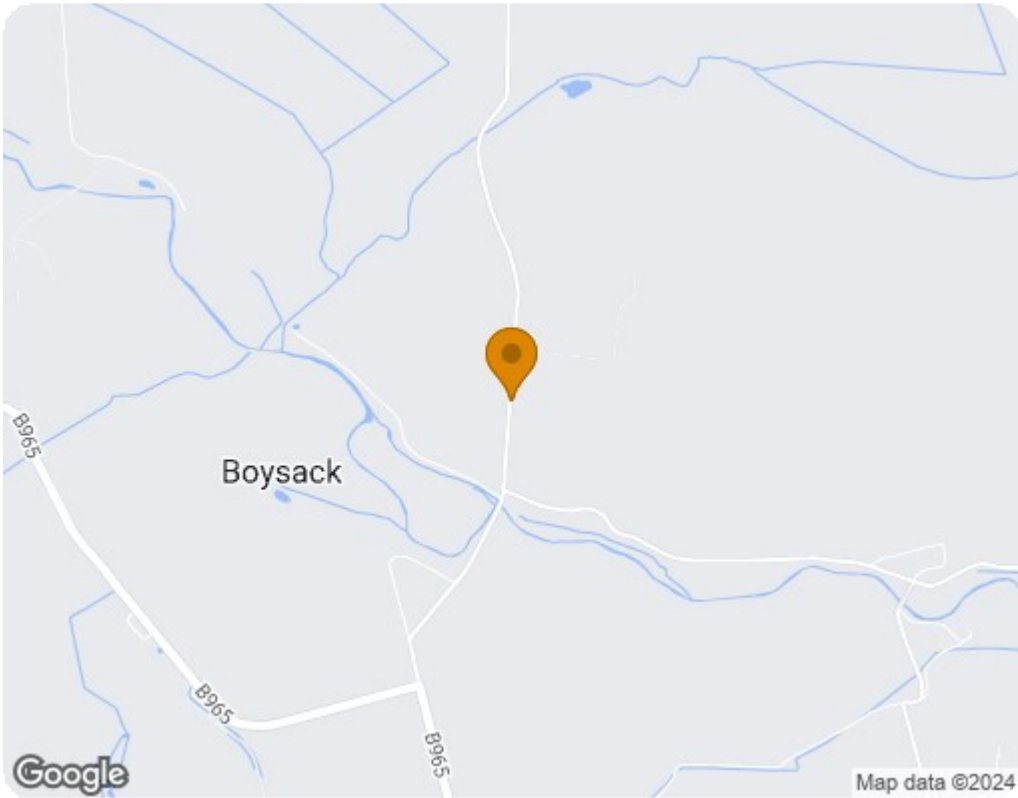




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		