



  
**McEwan Fraser Legal**

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**55 Provost Milne Gardens**

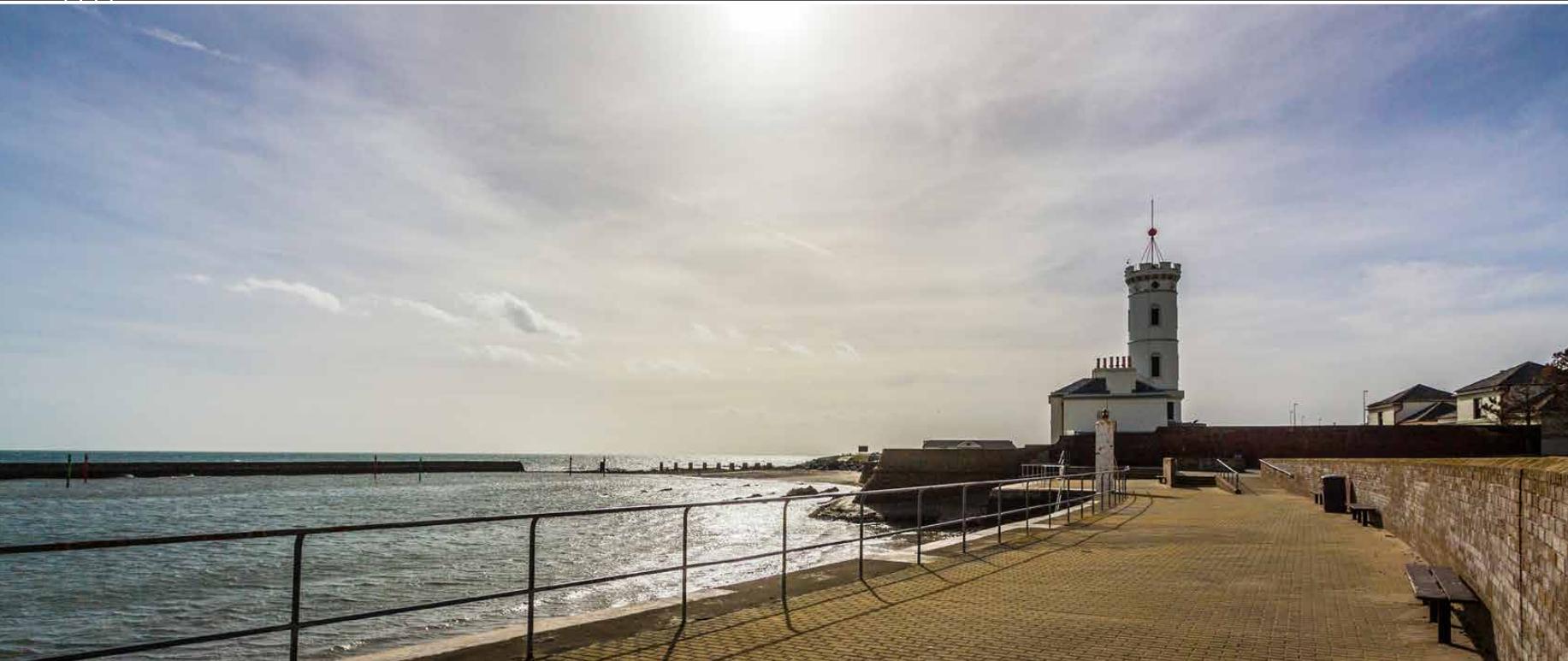
ARBROATH, ANGUS, DD11 5FG

# ARBROATH

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Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and water-sports 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.

For the commuter, the A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has a 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 is 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. There is a primary school in Colliston and nearby Arbroath provides an extensive range of shopping, business and leisure facilities together with secondary schooling. Private schooling is also available at Dundee High School and Lathallan.

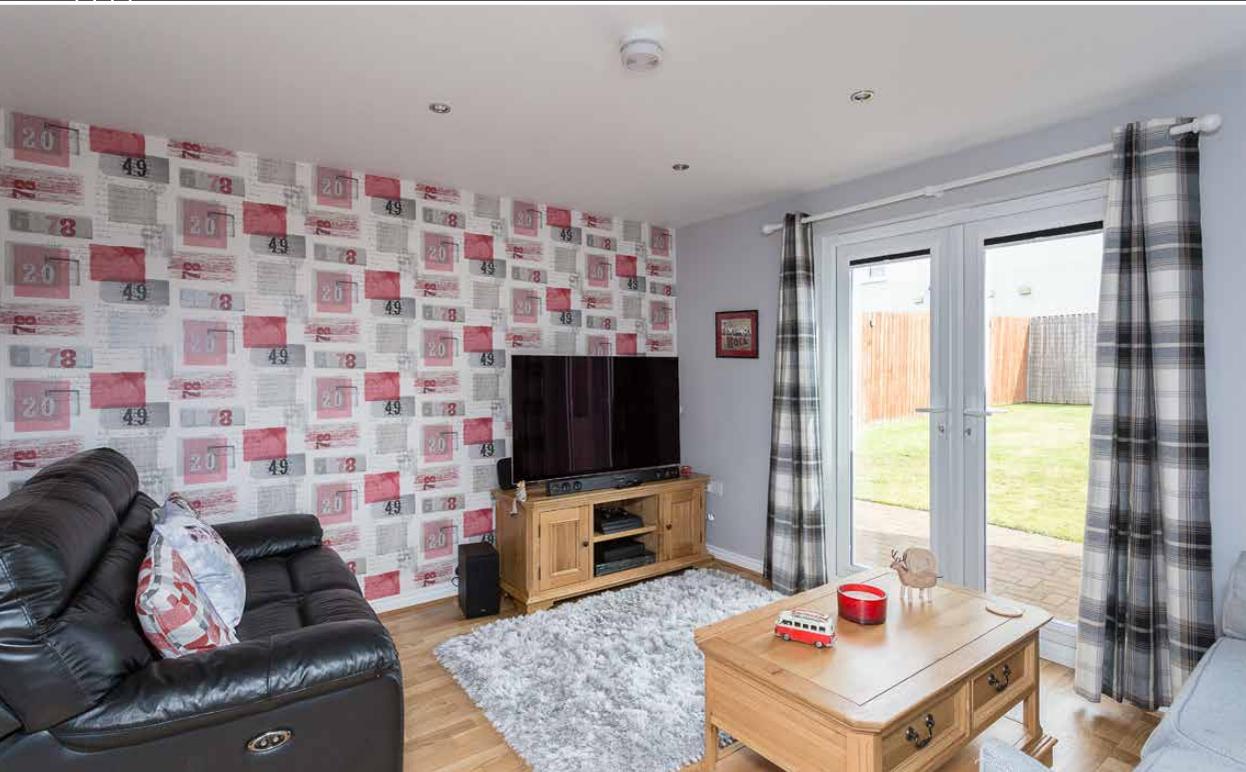


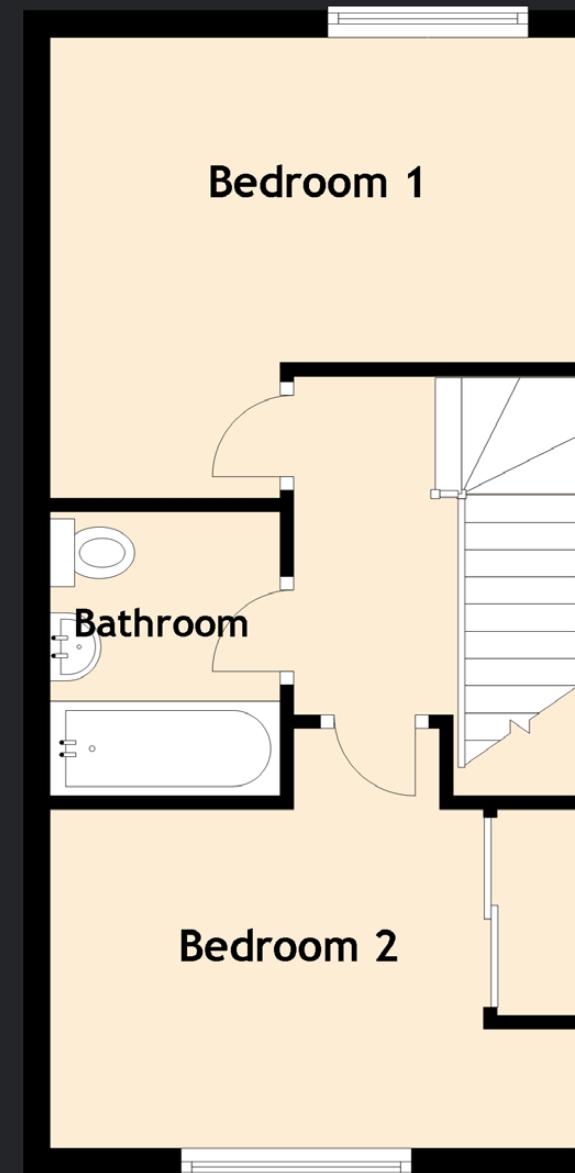
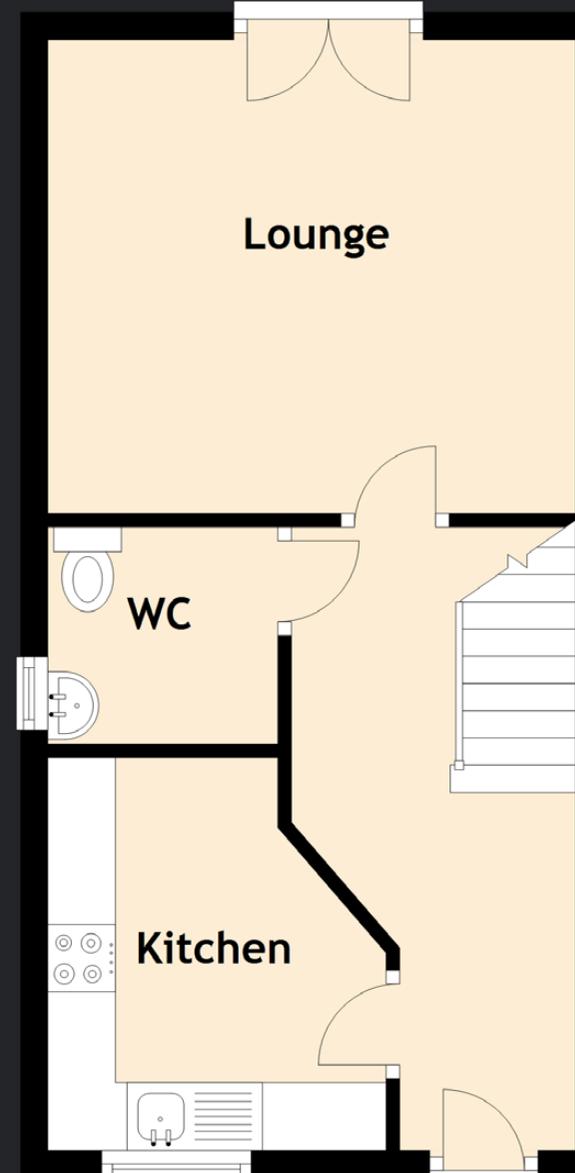
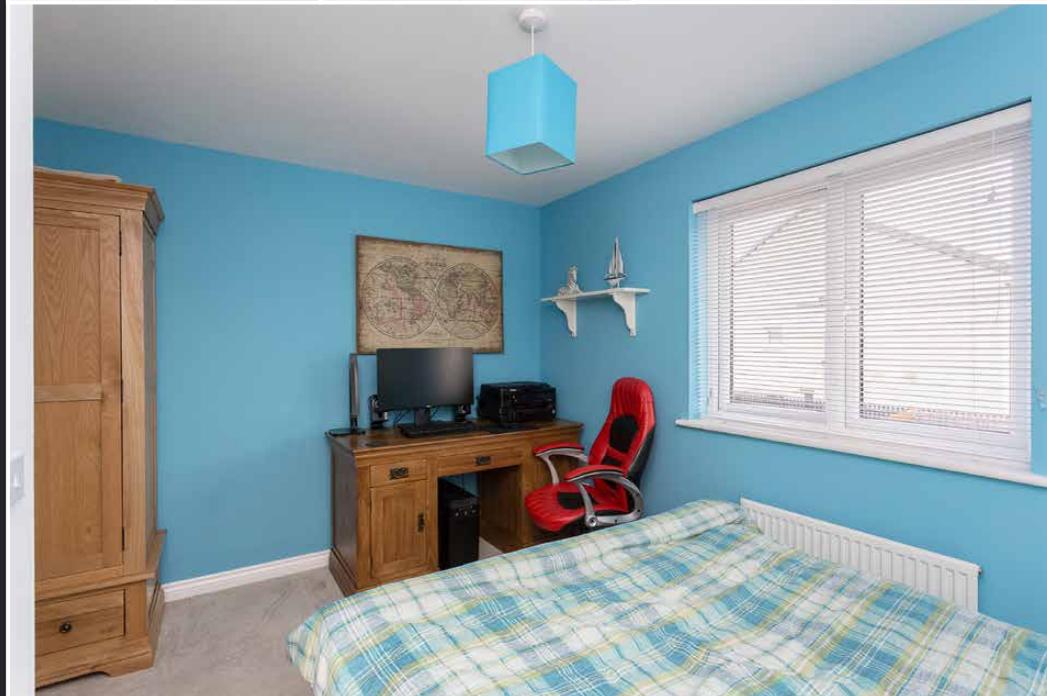
# 55 PROVOST MILNE GARDENS

Simply gorgeous! A beautifully presented two-bedroom semi-detached villa in a popular residential area with approach views of the sea adding to the attraction. Accommodation is spacious and comfortable and beautifully presented to the market.

The front door is covered from the elements by a canopy and opens into a welcoming hall with access to the guest cloakroom with WC and wash hand basin. A feature wall in the lounge creates a focal point whilst the sliding doors open to the garden creating a sense of calm living space. The kitchen is located to the front of the house and nicely fitted with attractive wall and floor cabinets. A staircase rises to the first floor where there are two bedrooms and the family bathroom.

To the front of this home is an open plan garden laid to grass. To the rear, the garden is enclosed and sheltered offering a degree of privacy for play or entertaining. Overall, this home is stylish, comfortable and ready to move right into.





Approximate Dimensions  
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	1.70m (5'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

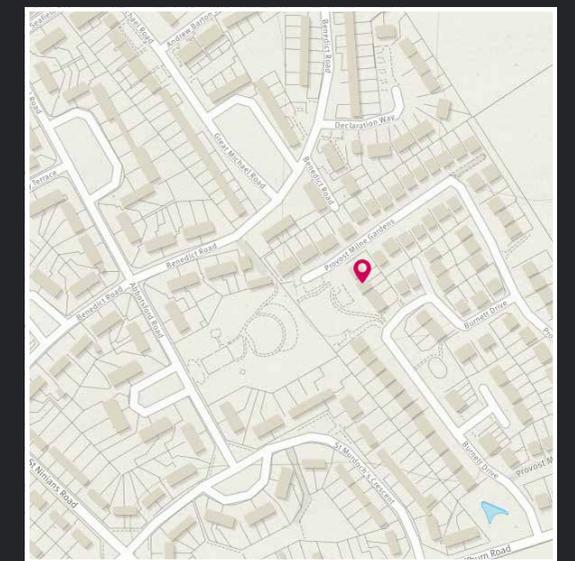


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