

12 Buick Rigg

ARBROATH, DD11 4DN



Cleverly extended to add additional family living space, this three-bedroom home is one to view



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PART EXCHANGE IS AVAILABLE! McEwan Fraser Legal is delighted to present this simply gorgeous! Beautifully proportioned and extended, three-bedroom semi-detached villa in a popular residential area. Accommodation is spacious and comfortable and beautifully presented to the market.

THE LOUNGE



Accommodation includes a welcoming vestibule with access to the guest cloakroom with WC, and wash hand basin. The lounge is located to the front of the house and to the rear is the dining kitchen. The lounge is modern and bright with a large window to the front garden.

THE KITCHEN/DINER



The kitchen is beautifully presented with attractive wall and floor cabinets and a gas hob, built under oven and cooker hood. An extension to the rear adds additional family space and French doors open to the garden. Off the kitchen is the family room.



THE FAMILY ROOM





A staircase rises to the first floor where there are three bedrooms, including the principle bedroom with a large walk-in wardrobe. All three bedrooms have built-in storage. The family bathroom includes a bathtub to soak in and a large walk-in shower enclosure.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM & WC



THE GARDEN

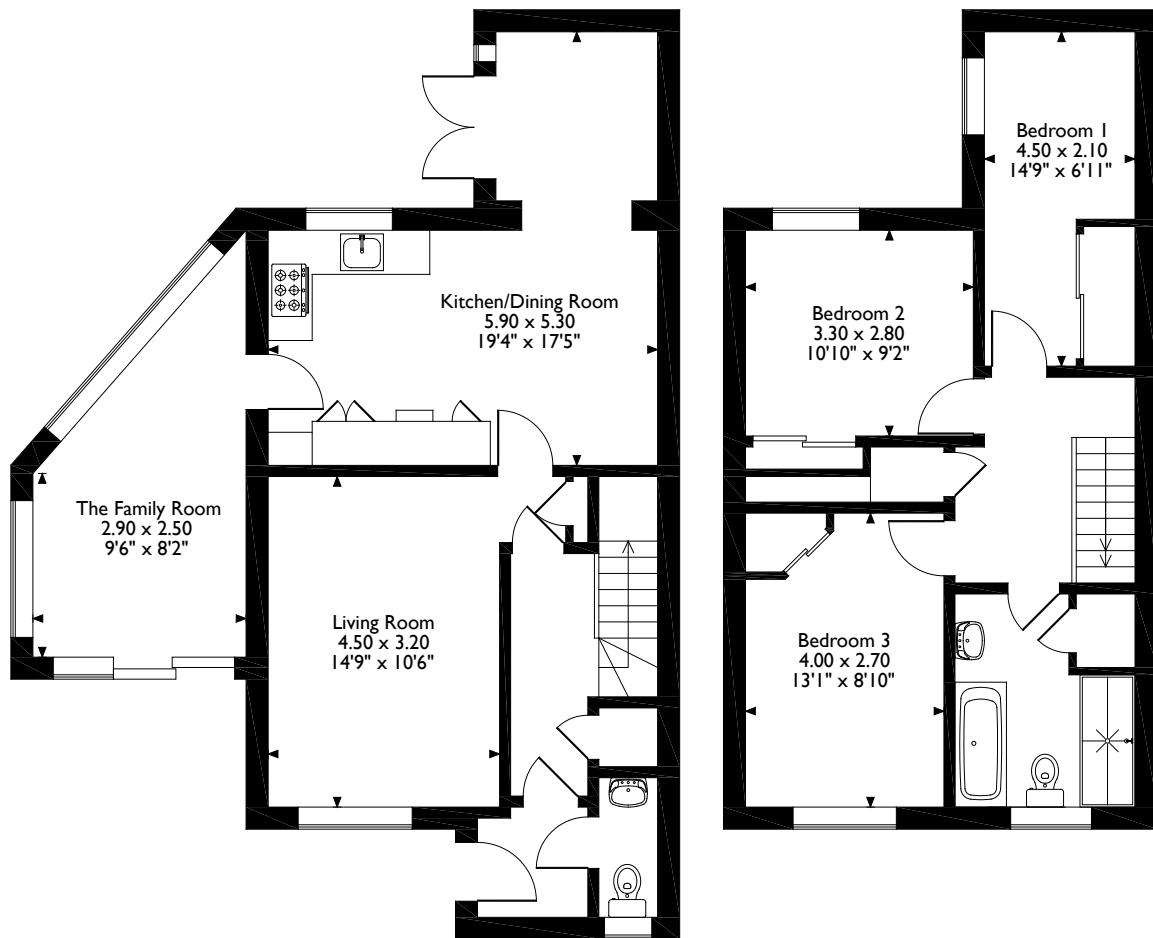


Externally; To the rear, the garden is enclosed and offers a patio area right outside the dining kitchen door and a small deck.

The garden is low maintenance.

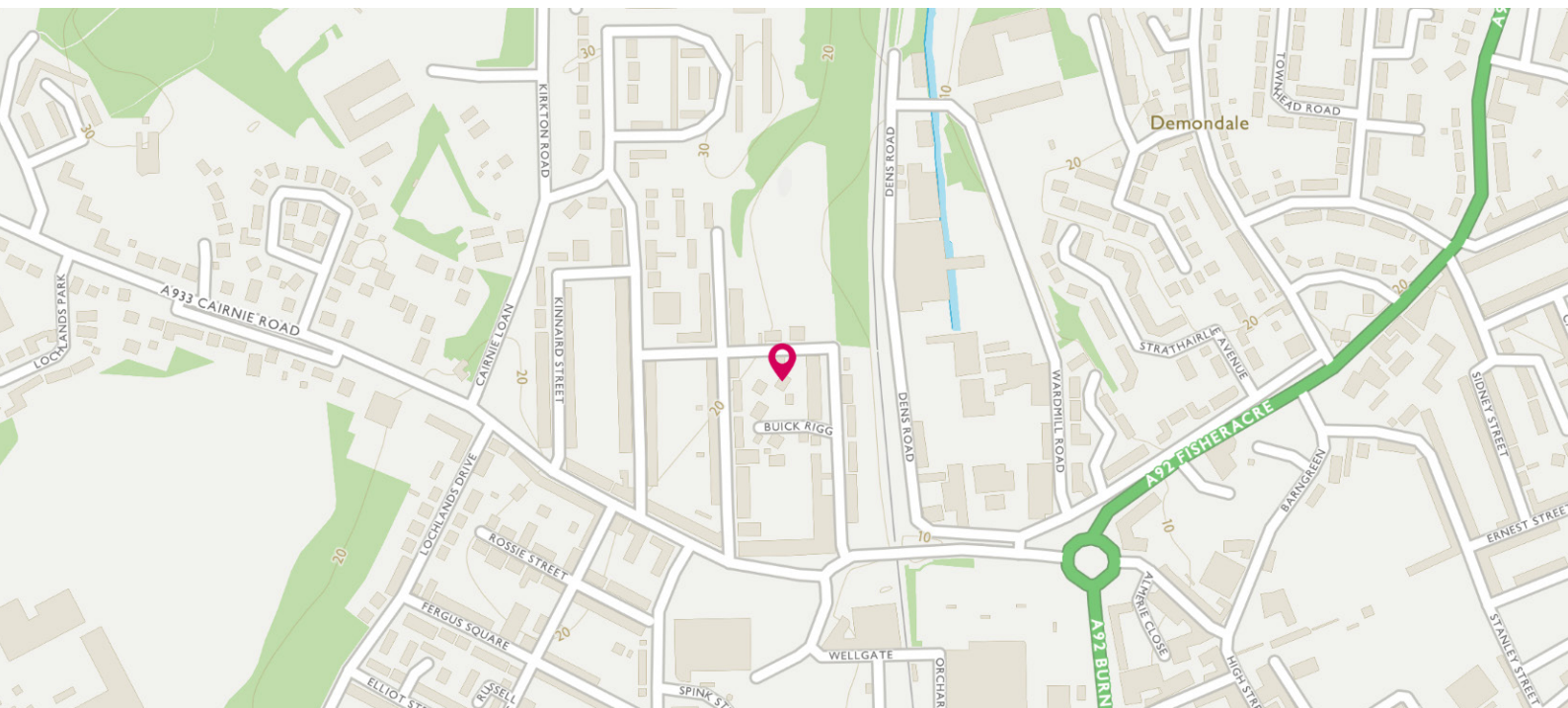
Overall, this home is stylish, comfortable and ready to move right into.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: B



THE LOCATION

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 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. 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 at Lathallan.



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