

# 10 Rowan Path

ARBROATH, ANGUS, DD11 2HN



*SPACIOUS FIRST FLOOR FLAT IN A BLOCK OF FOUR  
SIMILAR APARTMENTS*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser Legal is delighted to present this 2 bedroom, first floor flat in a block of four flats located in Arbroath. The property is in good condition, centrally located and in easy access of most amenities including large supermarkets and railway station, harbour etc.

Inside, the property is in excellent decorative order and would suit a number of different buyers including those downsizing. The kitchen is galley style making it very easy to work in. The units at both wall and floor level are in a wood finish ample storage and work surface. The lounge/dining room is carpeted and offers dual aspect ensuring an abundance of natural daylight. There are two double bedrooms, one with built-in wardrobes, and the family bathroom. The vestibule could easily be adapted to provide space for a desk and study area if required. There is an open plan garden grounds to the front elevation, while there is an enclosed paved shared drying area located to the rear bound by post and wire fencing. Ample parking nearby and on a good bus route.









**the kitchen**







**bedroom 1**







**bedroom 2**

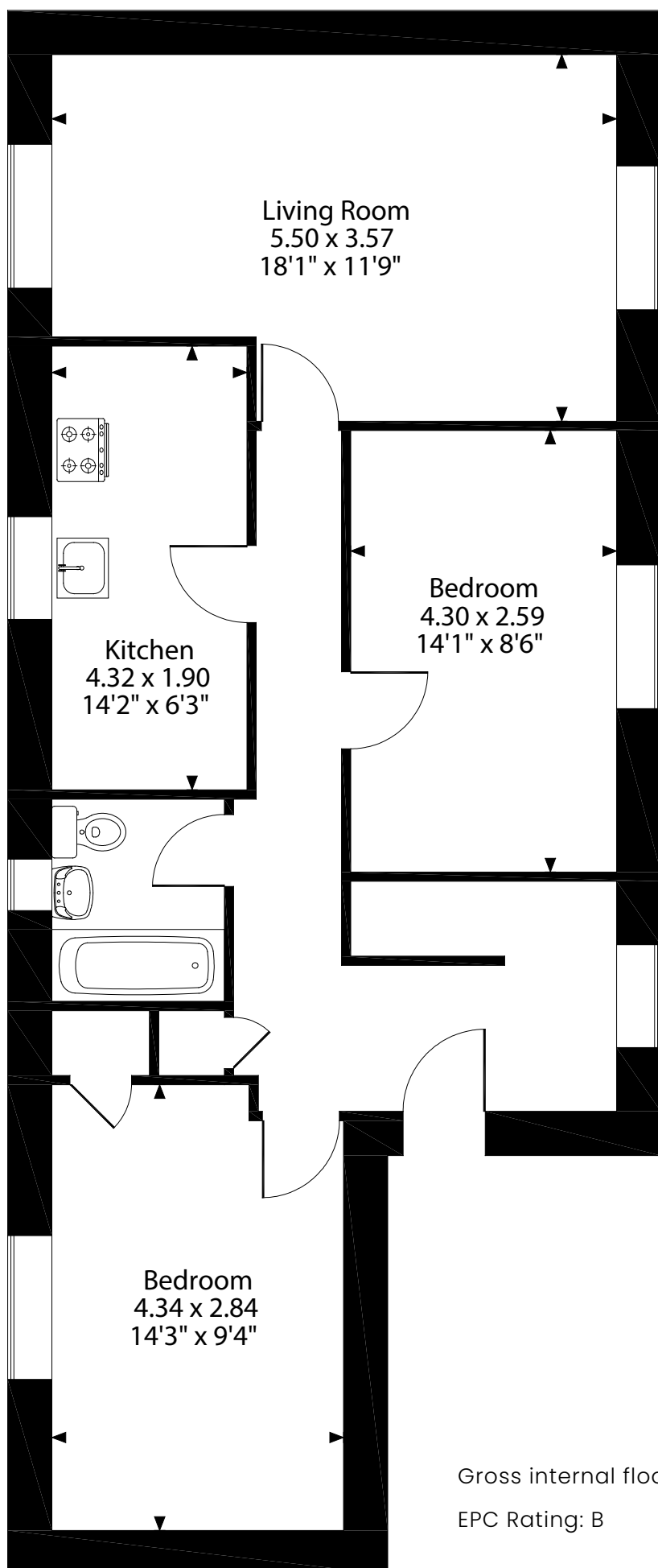






**hall & bathroom**





Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: B





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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.

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.

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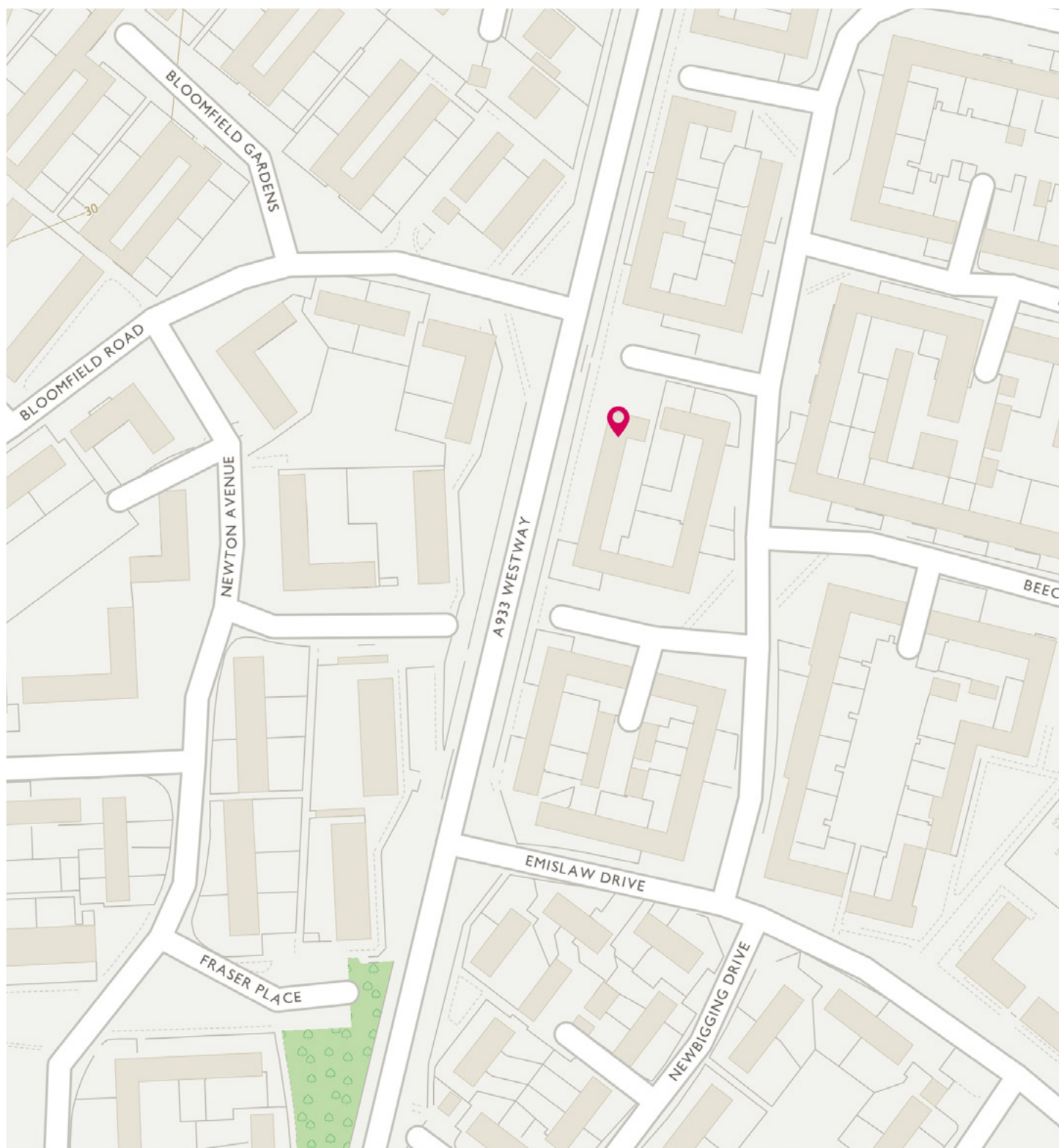


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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