

# 70 Ness Drive

ARBROATH, ANGUS, DD11 5EW



*SPACIOUS TWO BEDROOM SEMI DETACHED HOME WITH DUAL ASPECT LOUNGE AND DINING ROOM, FEATURE FIREPLACE, EXCELLENT STORAGE AND PRIVATE GARDEN WITH PATIO*



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McEwan Fraser Legal is delighted to offer a potential part exchange, even if you are downsizing. Ask us for details. This spacious and meticulously maintained two-bedroom semi-detached home would benefit from some modernisation and offers well-proportioned accommodation suited to a range of buyers and is available with no onward chain.

The ground floor comprises an entrance hall with excellent storage, and a generous lounge and dining area featuring a fireplace and dual aspect windows overlooking the gardens, allowing natural light to flow throughout the space.

**The Property**





The kitchen is fitted with ample wall and base units, providing good storage and preparation space, with a door giving direct access to the rear garden.





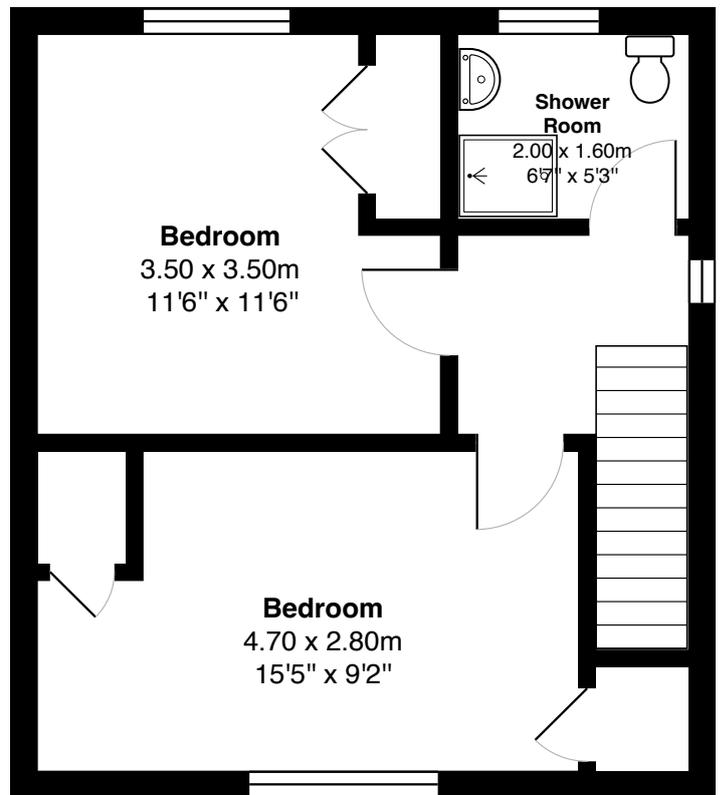
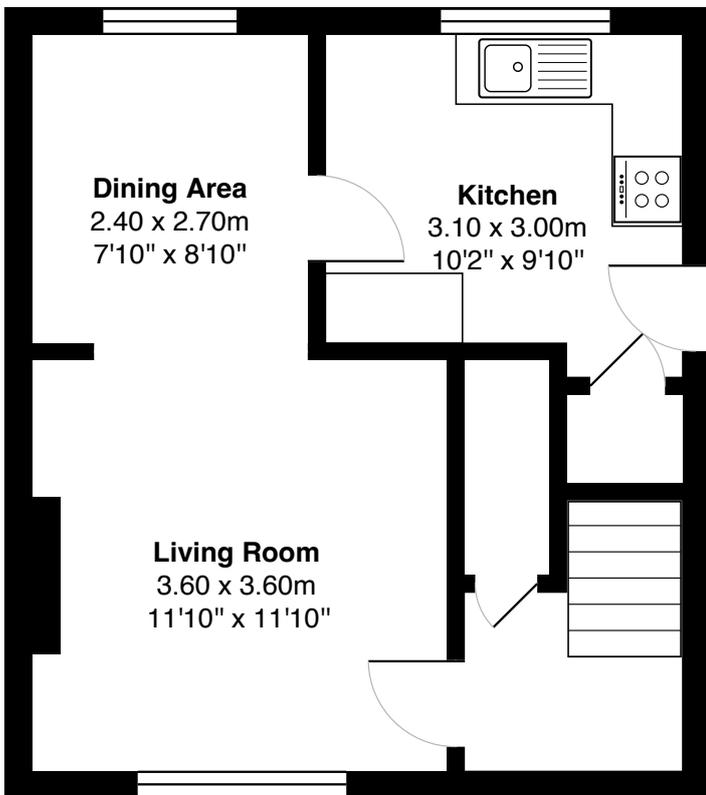
On the upper floor, there are two well-proportioned double bedrooms and a family shower room fitted with a white suite.





**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: D

## Floor Plan



Externally, the rear garden is arranged with a patio area, lawn and drying green, offering practical outdoor space. To the front of the property, there are steps leading to the entrance door. All room sizes are approximate and should be independently verified. Fixtures and fittings are included as detailed in the Home Report.

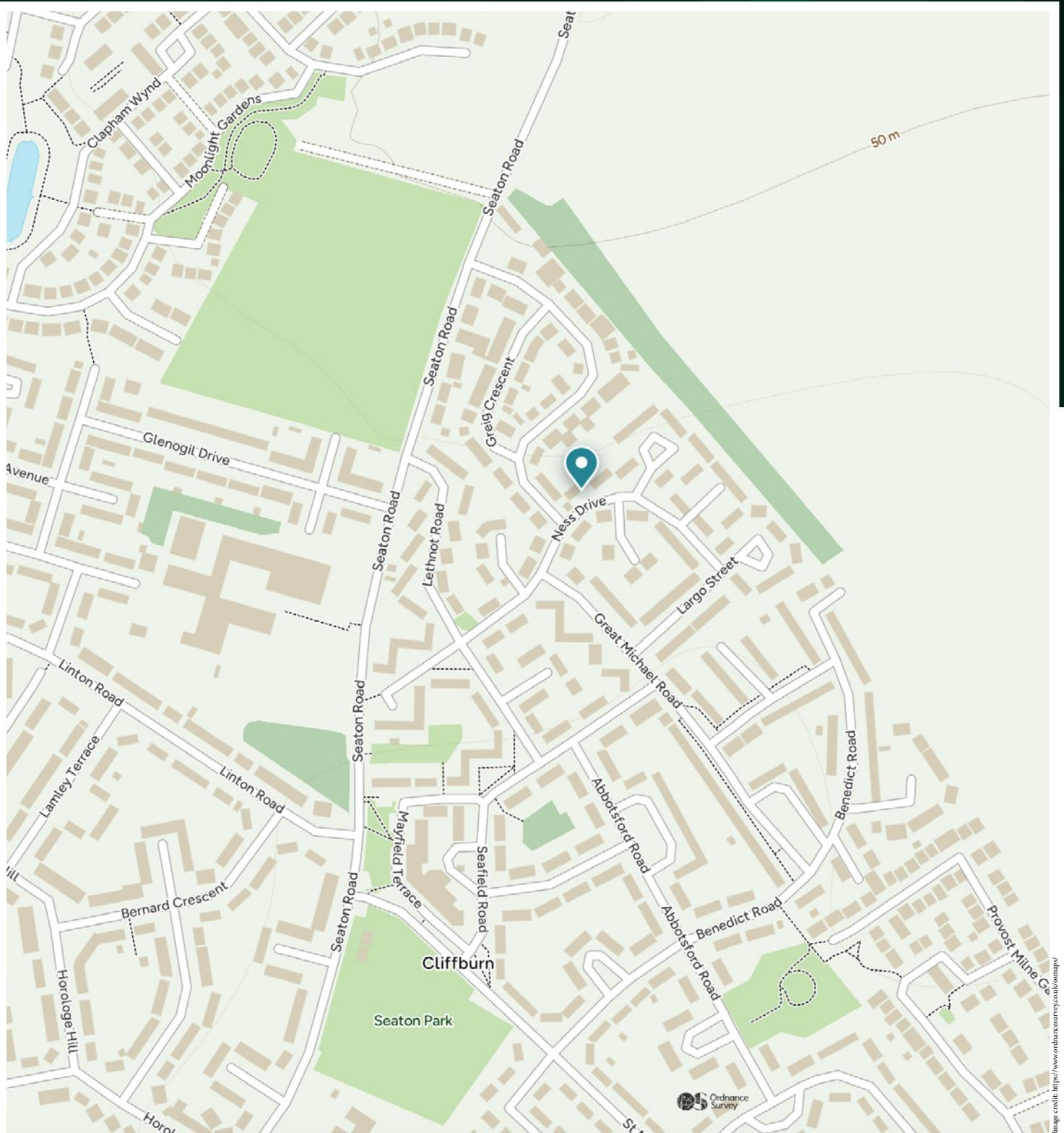




The property is situated within the coastal town of Arbroath, a well-established community offering a wide range of amenities and services. The town centre provides supermarkets, independent shops, cafes and healthcare facilities. Arbroath is renowned for Arbroath Abbey and its historic harbour, as well as attractive coastal walks along the cliffs and seafront. Leisure facilities include sports centres, parks and golf courses. Primary and secondary schooling is available locally.

The town benefits from a railway station with services to Dundee and Aberdeen, together with road links connecting across Angus and Tayside. Arbroath remains a popular choice for buyers seeking coastal living with comprehensive local amenities and commuter accessibility.

## The Location



# McEwan Fraser Legal

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