




McEwan Fraser Legal
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8 Rowan Path
ARBROATH, ANGUS, DD11 2HN

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Arbroath is a former Royal Burgh and the largest town in the council area of Angus in Scotland. It has a population of around 23,000 and lies on the North Sea coast, around sixteen miles east of Dundee and forty-five miles south of Aberdeen.

While there is evidence for settlement in the area now occupied by the town that dates back to the Iron Age. Arbroath's history as a town, begins in the Middle Ages with the founding of Arbroath Abbey in 1178. Arbroath grew considerably during the Industrial Revolution owing to the expansion of firstly the flax and secondly the jute industries and the engineering sector. The new harbour was built in 1839 and by the 20th century, Arbroath had become one of the largest fishing ports in Scotland.

The town is notable as the home of the Declaration of Arbroath, as well as the Arbroath Smokie. Its football team

Arbroath FC holding the world record for highest number of goals in a professional football match, 36-0 against Aberdeen Bon Accord in the Scottish Cup in 1885.

We are delighted to offer this two double bedroom ground floor flat. The accommodation comprises of an entrance hall, spacious lounge and dining area, the kitchen is fitted with wall and base units. There is two generous sized double bedrooms and bathroom. There is excellent storage facilities throughout the property.

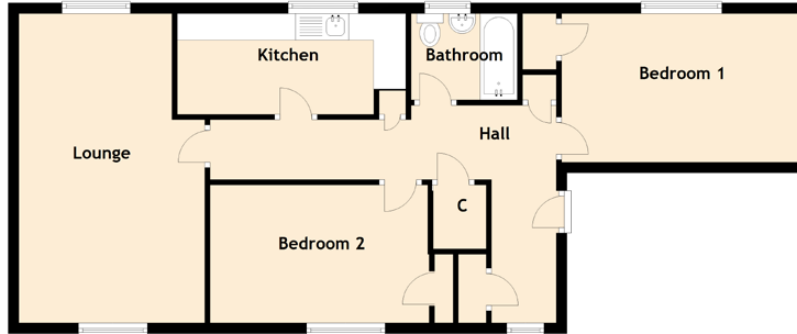
The property benefits from double glazing and electric heating. Externally to the rear of the property is a shared drying area.

McEwan Fraser Legal highly recommends early viewing to fully appreciate the accommodation and location of the property.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.83m (19'1") x 3.50m (11'6")
Kitchen	4.30m (14'1") x 1.90m (6'3")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	4.10m (13'5") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m2) : 68m² // **EPC Rating :** D

Extras (Included in the sale) : Integrated appliances, light fittings and floor coverings.

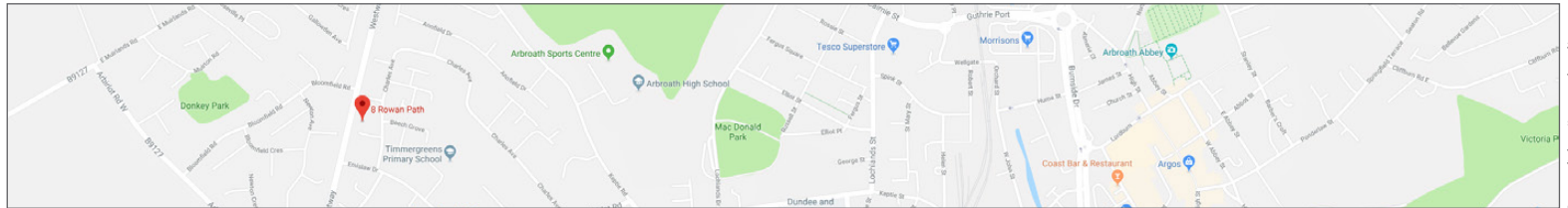


Image credit: <https://www.google.co.uk/maps>



Part
Exchange
Available



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
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Designer

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