




McEwan Fraser Legal

Solicitors & Estate Agents

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39 Hospitalfield Gardens

ARBROATH, ANGUS, DD11 2LW



The Location

Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and watersports 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 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.



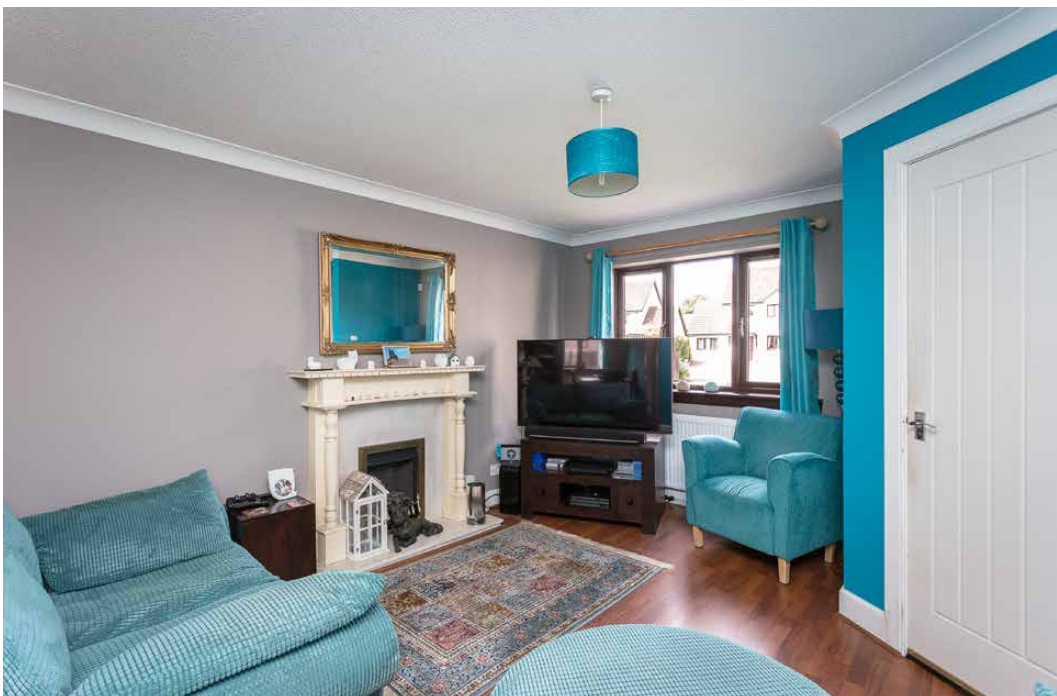


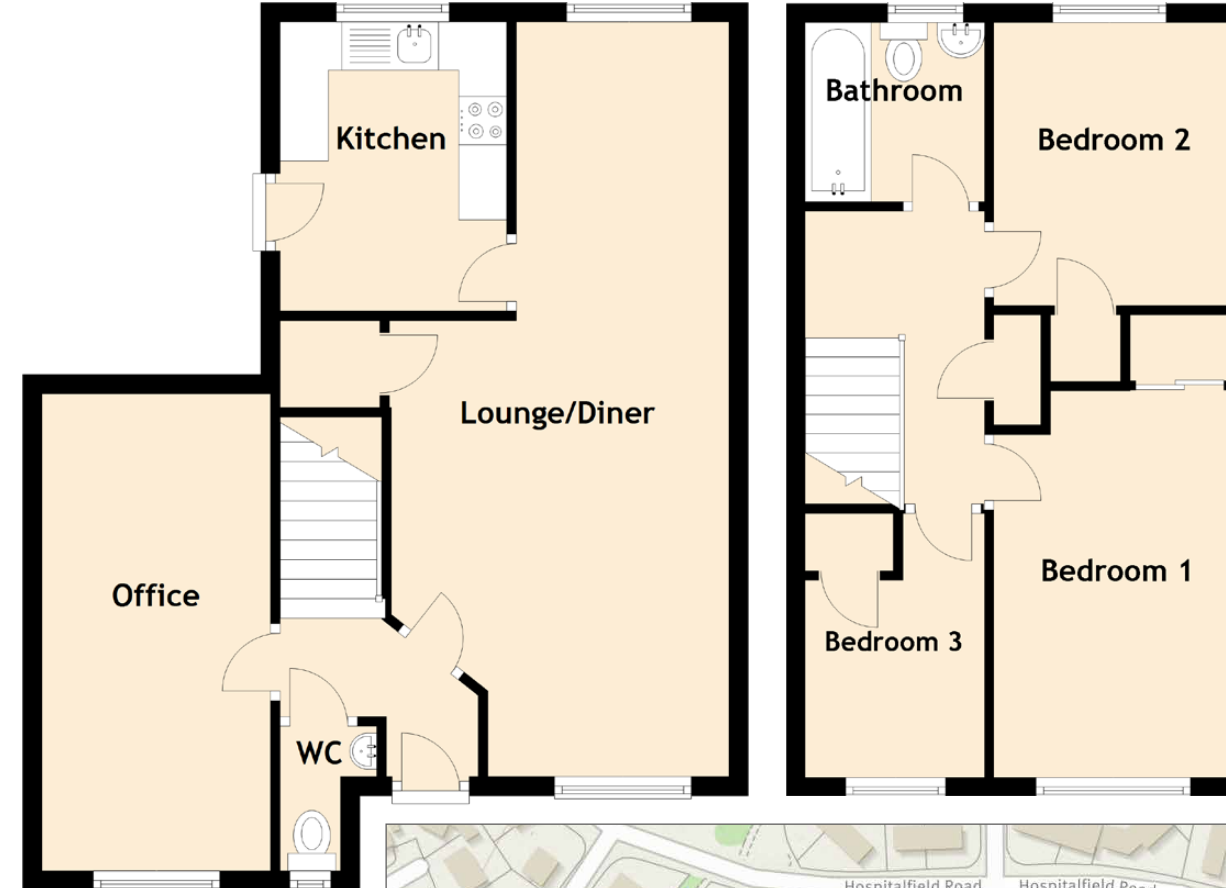
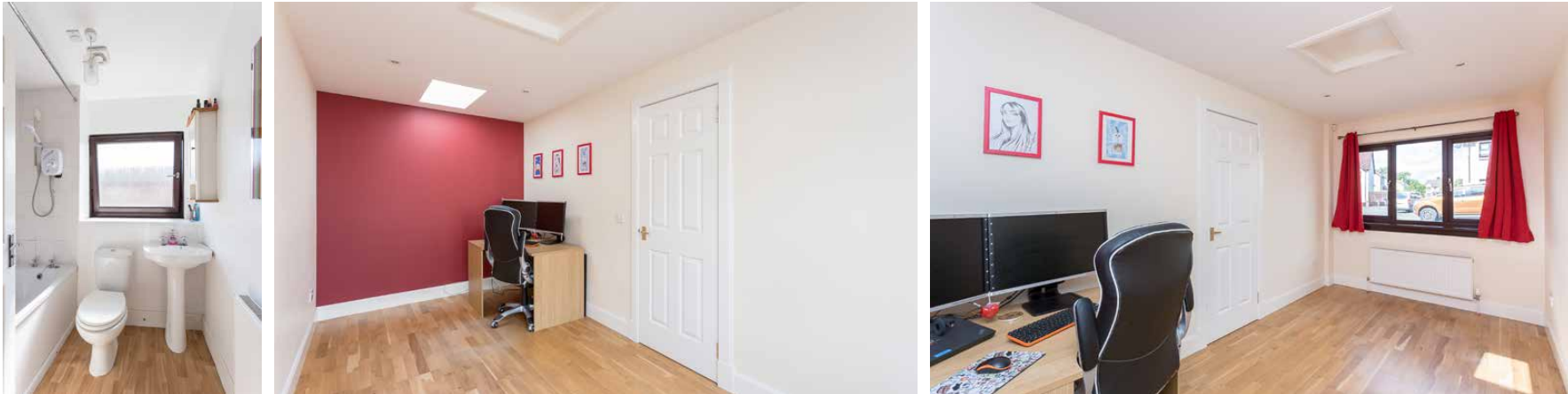
The Property

We are delighted to offer onto the open market this family size semi-detached home situated in this popular estate at the end of a cul-de-sac. There is a driveway to the front with astroturf garden and pathway to the front door.

You walk into the hallway which enters the living/dining room with a dual aspect, wood flooring. Downstairs is a cloakroom, kitchen with a modern range of units with sink unit, built-in cooker and hob and under-counter appliance space with door to the rear garden. The garage was converted by the previous owners into a family room or study/bedroom giving this property a lot of ground floor accommodation. Upstairs are three good sized bedrooms, two with fitted wardrobes and a family bathroom with shower over bath.

The rear garden is enclosed by fencing with lawn area, space for shed and access to the side of the garden leading to the front.





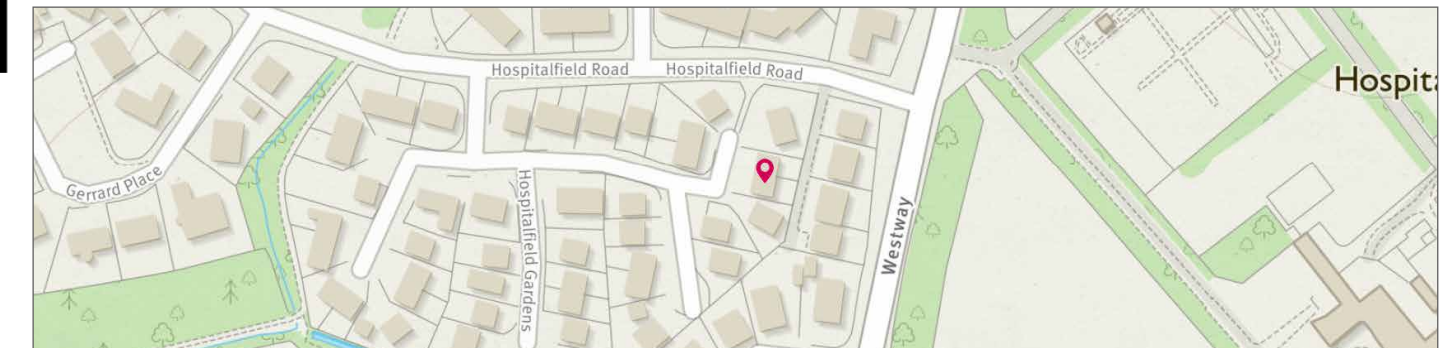
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.83m (25'8") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Office	4.80m (15'9") x 2.30m (7'7")
Bedroom 1	4.10m (13'5") x 2.50m (8'2")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bedroom 3	2.80m (9'2") x 2.00m (6'7")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.50m (4'11") x 1.00m (3'3")

Gross internal floor area (m²): 82m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and built-in appliances.






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**Part
 Exchange
 Available**

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Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer