



**McEwan Fraser Legal**

Solicitors & Estate Agents

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9 Charles Avenue

ARBROATH, DD11 2EZ

Arbroath

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



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“... a spacious and lovely home in an established residential area ...”

McEwan Fraser Legal is delighted to present this 3-bedroom, mid-terraced villa in Arbroath. The property is spacious, centrally located and in easy access to most amenities including large supermarkets and railway station, harbour etc.

The kitchen offers units at both wall and floor level with contrasting worktops. There is a small breakfast bar and a door to the back garden. The lounge offers a feature corner with a log-burning stove and dual aspect windows. A large cupboard is found on the ground floor by the hall.

A staircase rises to the first floor with three bedrooms and the family bathroom. The bathroom has a four-piece suite including a bath and a shower cubicle.

Externally there are gardens front and back. The front is laid to gravel and ‘tarmac’ whilst the back garden is a little haven with a gazebo and a wood store.

Overall this is a spacious and lovely home in an established residential area and ready to walk into.





Specifications



Approximate Dimension (Taken from the widest point)	
Lounge/Diner	5.50m (18'1") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 3.20m (10'6")
Bedroom 1	4.60m (15'1") x 2.80m (9'2")
Bedroom 2	4.60m (15'1") x 2.70m (8'10")
Bedroom 3	2.00m (6'7") x 1.80m (5'11")
Bathroom	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m²): 71m²

EPC Rating: E

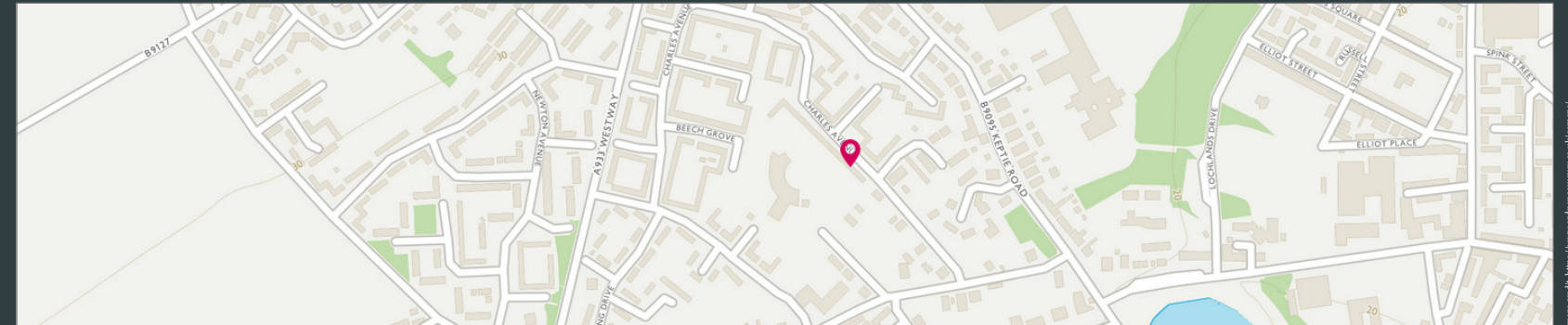


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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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