




McEwan Fraser Legal

Solicitors & Estate Agents

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25 Little Cairnie

ARBROATH, DD11 3BD

THE LOCATION

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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. There is a strong sense of community in this area with lots to interest the residents and visitors alike.



25 LITTLE CAIRNIE

ARBROATH, DD11 3BD

McEwan Fraser Legal is delighted to present this four-bedroom detached villa in a popular residential area of Arbroath. Discover the epitome of modern living with this exceptional four-bedroom detached home, boasting recent construction and the added benefit of several years of N.H.B.C warranty remaining. Nestled within a sought-after location, this property offers contemporary elegance and spacious living, providing an ideal haven for families and discerning buyers alike.

Step inside, and you'll be greeted by a contemporary and well-designed kitchen, thoughtfully stocked with quality units and appliances. This culinary haven seamlessly flows into the inviting lounge and dining room, creating an open-plan space that encourages seamless interaction and a perfect setting for both everyday living and entertaining. Adorned with patio doors, the lounge connects effortlessly to the garden, welcoming abundant natural light and extending the living area to the outdoors.

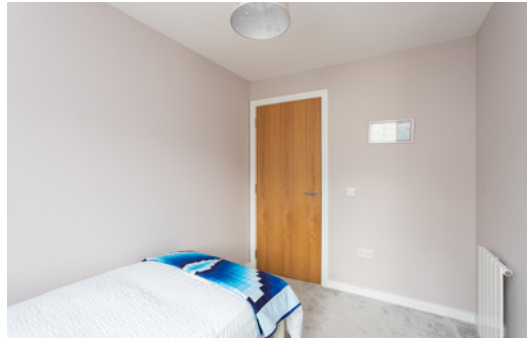
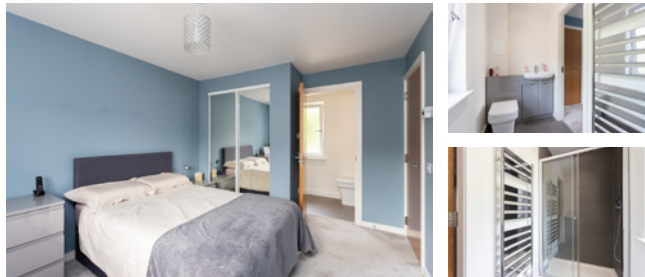
Adding to the convenience, a utility room is provided, accompanied by a guest toilet, ensuring practicality and efficiency in day-to-day living. The principal bedroom exudes luxury, featuring an en-suite shower room, providing a private and serene retreat. Three additional well-proportioned bedrooms, along with a family bathroom, offer ample space for family members or guests.

Externally, this home caters to your every need. A garage and off-road parking on the driveway ensure ease and security for your vehicles. The secure garden to the rear of the property offers a private sanctuary, complete with a charming patio area, perfect for relaxation and al fresco dining.

Throughout the home, a modern and neutral decor palette creates a chic and welcoming ambience, allowing you to effortlessly infuse your personal style and make this property your own.

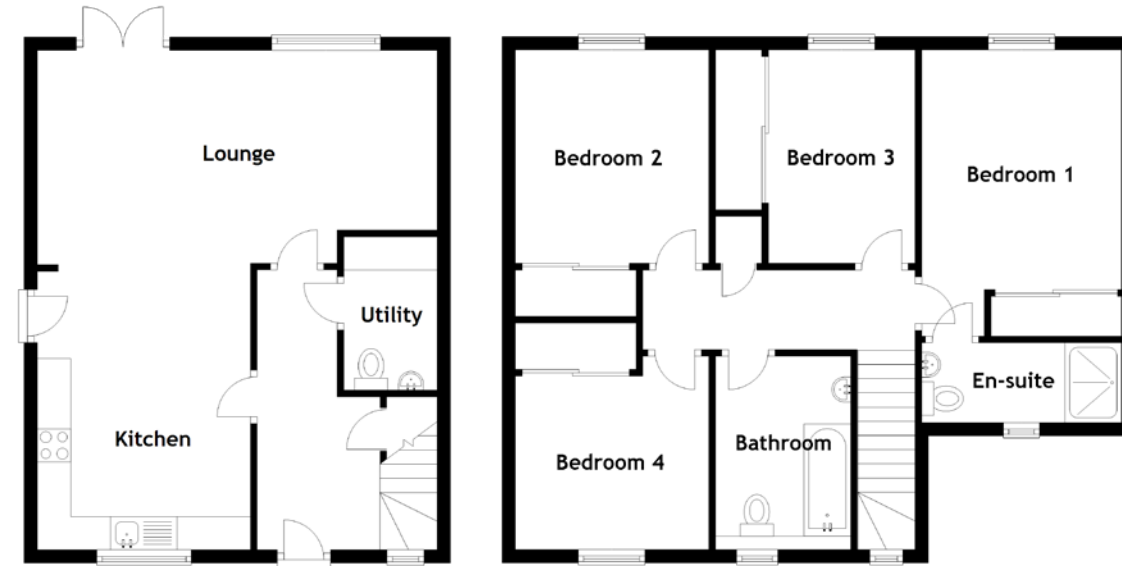
This home is a true testament to contemporary living, combining style, functionality, and comfort in every detail. Don't miss the opportunity to make this modern oasis your own. Arrange a viewing today and experience the allure of this exquisite four-bedroom detached home.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

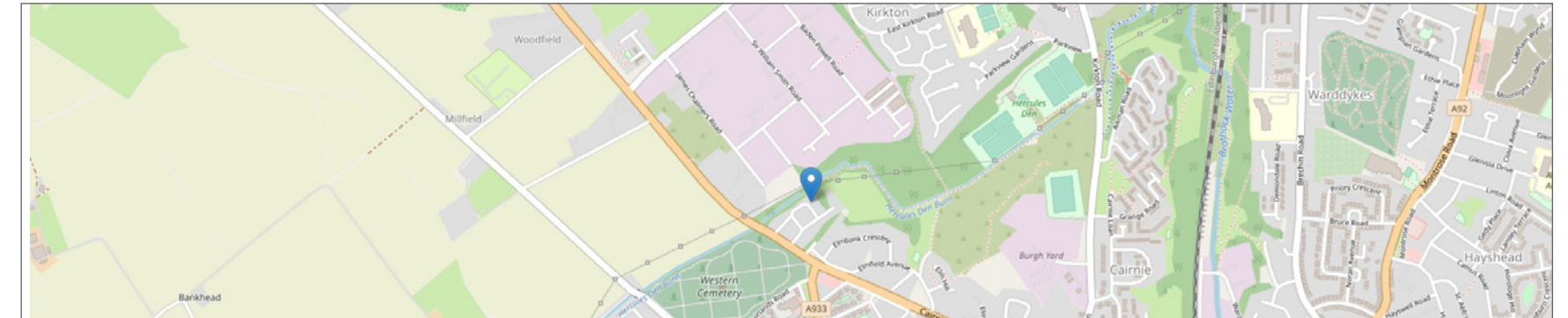


Approximate Dimensions
(Taken from the widest point)

Lounge	7.50m (24'7") x 6.00m (19'8")
Utility	2.30m (7'7") x 1.40m (4'7")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
En-suite	3.00m (9'10") x 1.20m (3'11")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bedroom 4	2.90m (9'6") x 2.60m (8'7")
Bathroom	2.90m (9'6") x 1.80m (5'11")

Gross internal floor area (m²): 105m²

EPC Rating: B






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**Part
 Exchange
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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer