

# 47 Seaview Avenue

SEATON ESTATE, ARBROATH, DD11 5SZ



*Stylish fully residential park home at Seaton Estate with two bedrooms, home office, utility room, superb kitchen with range cooker, private driveway for two cars and patio garden*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Looking to escape to the seaside? Look no further, this is a great opportunity to acquire a fully residential, high-quality park home bungalow, occupying one of the most enviable positions within the sought-after Seaton Estate. Recently reclassified and upgraded to an exceptional modern standard, this home stands out within the development for its quality, presentation and confident contemporary styling.

Positioned at 47 Seaview Avenue, Seaton Estate, the property enjoys a strong sense of privacy while benefiting from the security and community atmosphere of this well-managed residential setting. The plot itself is generous, with excellent outdoor space that enhances both lifestyle and practicality.

## THE LOUNGE



Internally, the accommodation has been carefully designed to maximise comfort and usability. A bright and welcoming lounge provides a relaxed living space, seamlessly connected to the dining room and stylish, fully fitted kitchen.

# THE DINING ROOM



# THE KITCHEN & UTILITY



A standout feature is the high-quality range cooker, which anchors the kitchen with both function and character, reflecting the overall standard of finish throughout the home. A separate utility room adds valuable everyday practicality, keeping the main living areas streamlined and clutter-free.



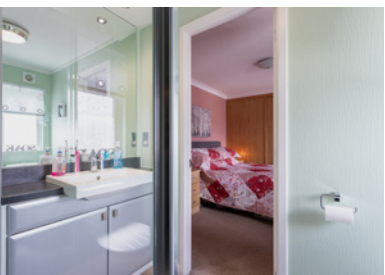
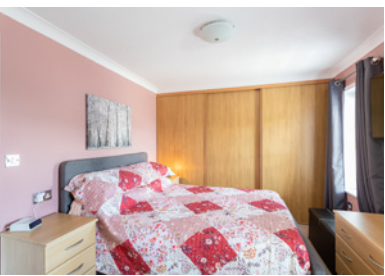
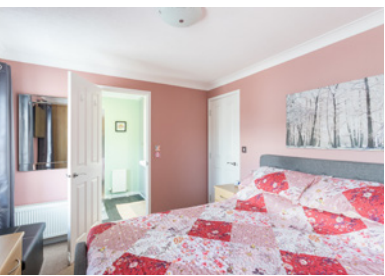


The property offers two well-proportioned bedrooms, alongside a dedicated home office space, ideal for remote working, hobbies or flexible use depending on lifestyle needs. The contemporary bathroom is finished to a modern specification, complementing the rest of the interior.

## THE OFFICE



# BEDROOM 1



# BEDROOM 2



# THE BATHROOM



Externally, the home continues to impress. A private driveway provides parking for two vehicles, while a generous patio area offers an ideal space for outdoor seating, dining or relaxation. A fixed garden store adds further convenience and storage, supporting low-maintenance living.

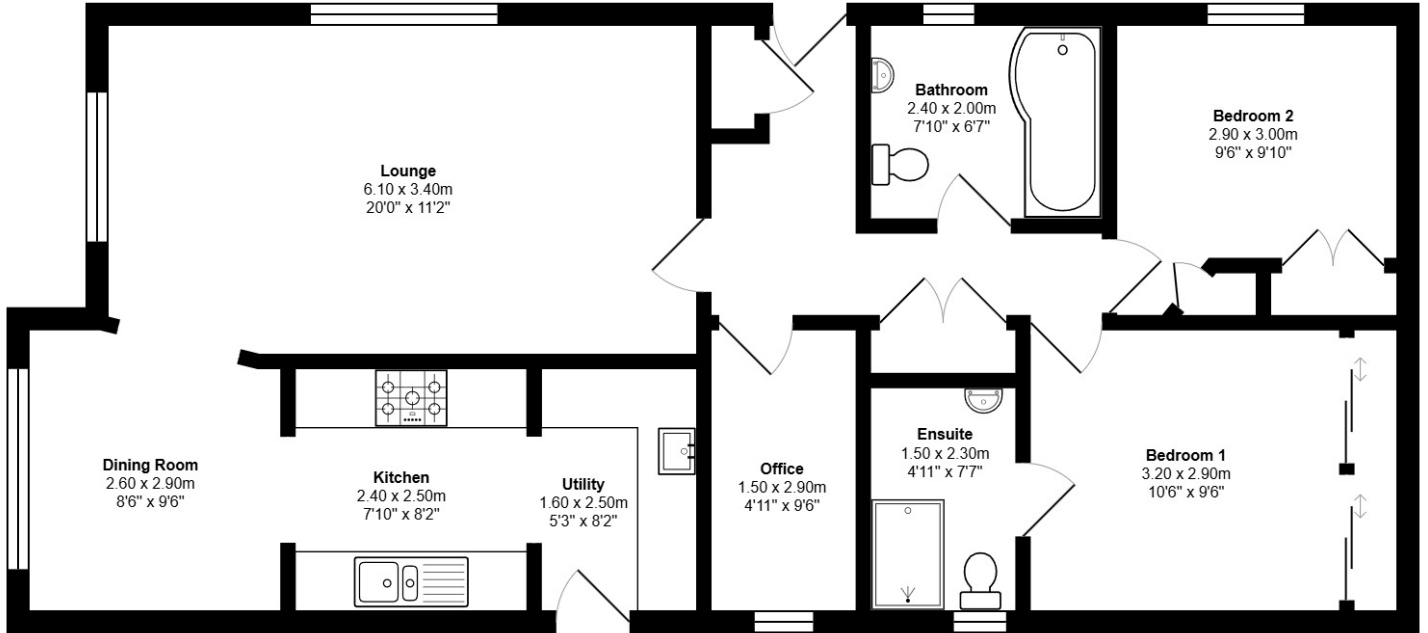
This property has been recently reclassified and upgraded, elevating it above many others on the site in terms of modernity, presentation and overall presence. It offers a turnkey opportunity within a secure, residential park environment.

Residents of Seaton Estate benefit from a well-maintained and welcoming community setting with excellent on-site amenities, including dining and leisure facilities, alongside easy access to Arbroath's coastline and surrounding countryside.

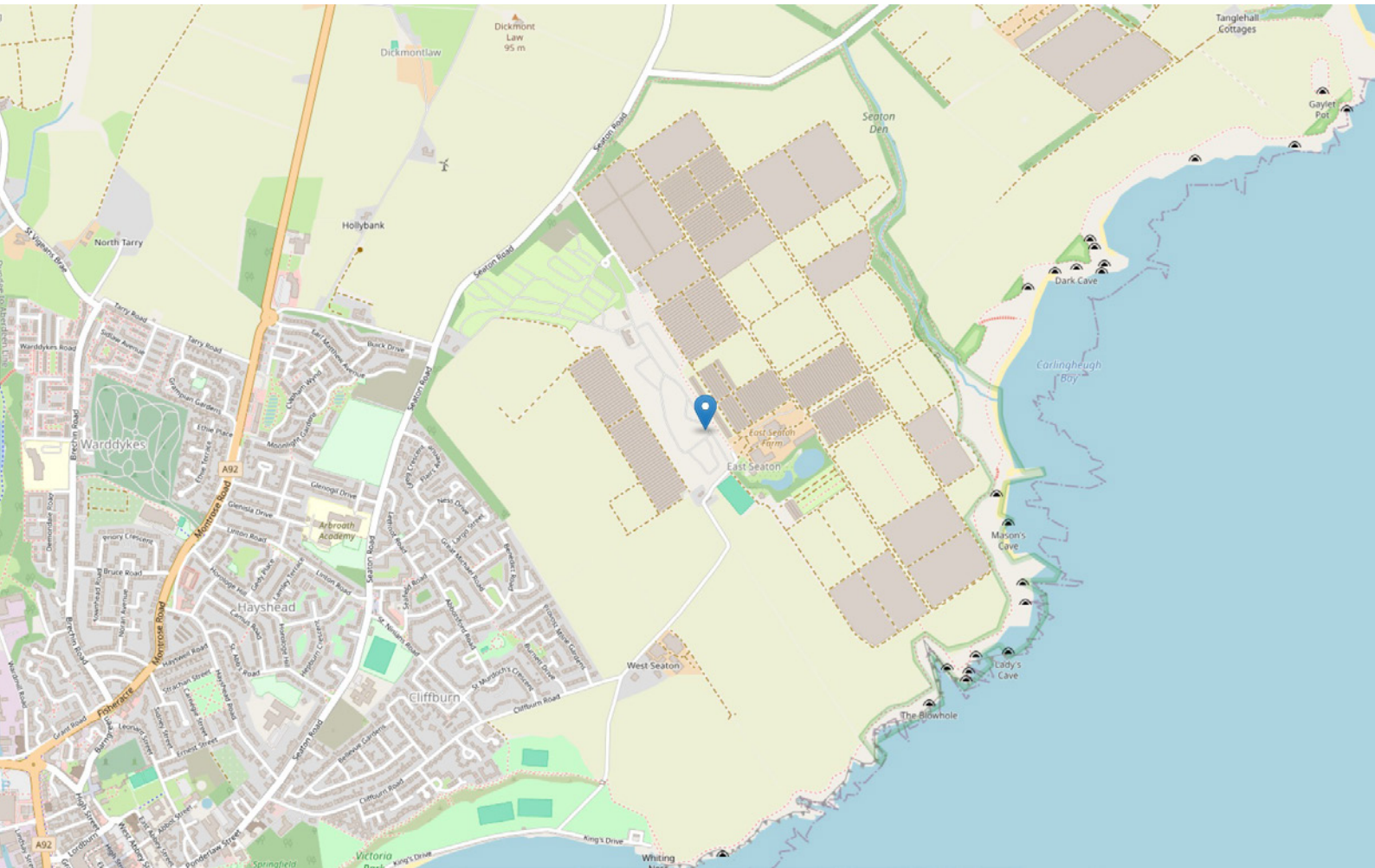
# EXTERNALS



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



# THE LOCATION

Set within the well-established coastal community of Seaton Estate, this home enjoys a unique blend of residential comfort, security and lifestyle convenience in a sought-after seaside location.

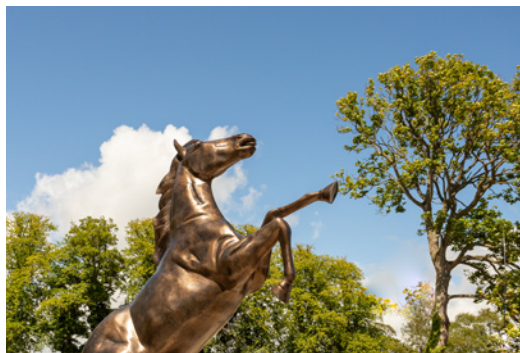




The estate is known for its strong sense of community, well-maintained surroundings and excellent on-site amenities, creating an environment where residents can enjoy both independence and connection. Facilities include leisure and social spaces that support an active and engaging community lifestyle, all within a secure residential setting.

Just a short distance away lies the historic coastal town of Arbroath, famous for its working harbour, dramatic cliff-top walks and the iconic Arbroath Abbey. The town provides a full range of amenities, including supermarkets, independent shops, cafés, healthcare services and well-regarded schooling.

The surrounding coastline offers stunning walking routes, beaches and outdoor recreation opportunities, while excellent road links connect easily to Dundee, Aberdeen and the wider Angus region. This makes Seaton Estate an ideal base for those seeking a peaceful coastal lifestyle without sacrificing accessibility or convenience.



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Solicitors & Estate Agents

Tel. 01382 721 212  
www.mcewanfraserlegal.co.uk  
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