



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3c West Port**

ARBROATH, DD11 1RF



# ARBROATH

DD11 1RF

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.





# 30 WEST PORT

ARBROATH, DD11 1RF

Part Exchange Available!

We're delighted to offer onto the open market this very spacious attic 2 double bedroom flat situated on the high street near all local amenities. There is free parking around the corner or the option to buy a parking permit for approximately £21 per month. There is a secure door from the high street and you climb the stairs to the attic where the property can be located on the right.

The flat offers 2 spacious bedrooms one with a walk-in wardrobe and both enjoying sea views. The bathroom is very spacious and is a three-piece suite which is surprisingly large with a shower. The lounge is spacious and offers space for various furniture including space for two large sofas and table and chairs. Finally is the kitchen/dining room which is a generous size. The kitchen offers ample storage and space for all usual appliances and space for a large table and chairs. There are two further storage cupboards given ample space in this flat. There is double glazing throughout the flat and gas fired central heating.

A viewing is highly recommended to experience the sheer size of this flat and views and would make an ideal starter home for a couple or a great investment opportunity.

SURPRISINGLY  
SPACIOUS 2  
DOUBLE BEDROOM  
ATTIC FLAT





# SPECIFICATIONS & DETAILS

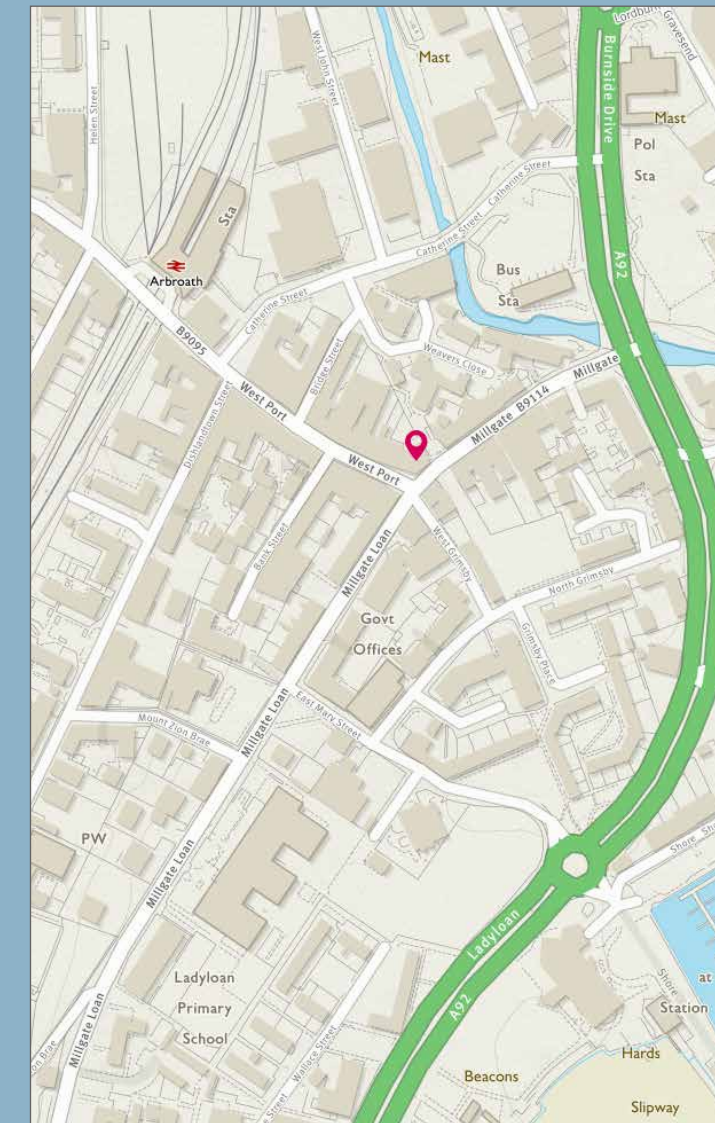
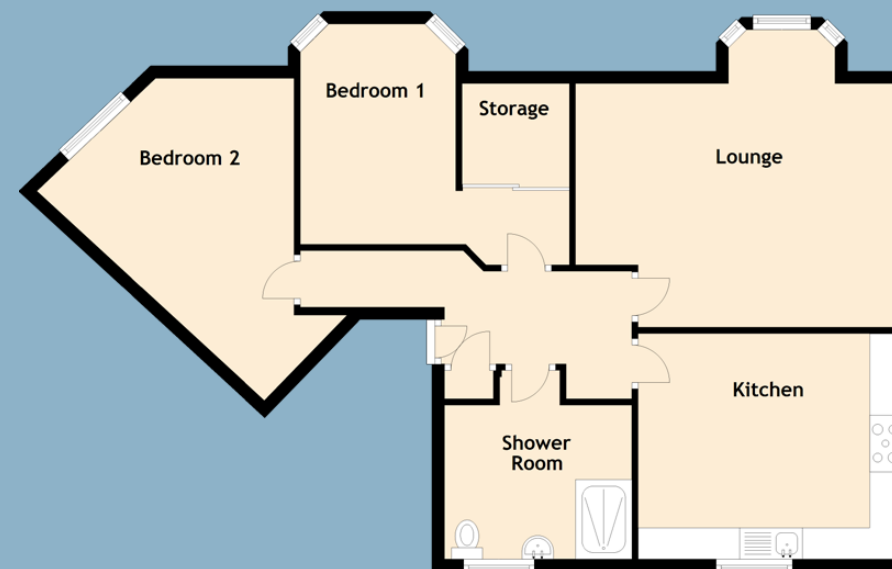
## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1" x 4.62m (15'2")
Kitchen	4.20m (13'9" x 3.60m (11'10")
Bedroom 1	2.67m (8'9" x 2.48m (8'2")
Bedroom 2	5.15m (16'11" x 2.30m (7'7")
Shower Room	3.00m (9'10" x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): Floor coverings, blinds and light fittings are included in the sale.





  
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Part  
Exchange  
Available

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Text and description  
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Surveyor



Professional photography  
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Photographer



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