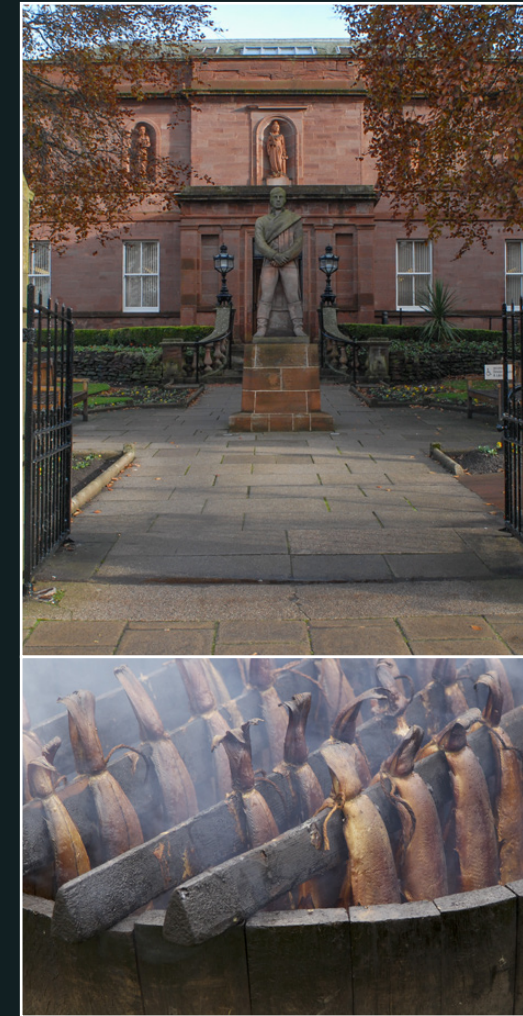




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01382 721 212

**45 Arbirlot Road**

ARBROATH, ANGUS, DD11 2ES



# LOCATION

ARBROATH, ANGUS, DD11 2ES

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.



# 45 ARBIRLOT ROAD

ARBROATH, ANGUS, DD11 2ES

McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house in this very popular and desirable location. The property is in walk-in condition, having benefited from an upgraded bathroom and kitchen. The semi-detached house showcases excellent access to local amenities. Inside, the property comprises of:

- Fully equipped modern kitchen with built-in appliances
- The spacious living area which opens up into a dining area too
- Three bedrooms which include some with built-in storage space
- Modern white three-piece shower room which as recently been upgraded
- Garage, spacious driveway and enclosed rear garden

In addition to this, the property includes a landscaped low maintenance rear garden which is private. To the front is a driveway, which leads to the garage with metal up and over door with light and power. This is a rare opportunity to acquire a move-in condition family home in a fantastic location close to local amenities and schools.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

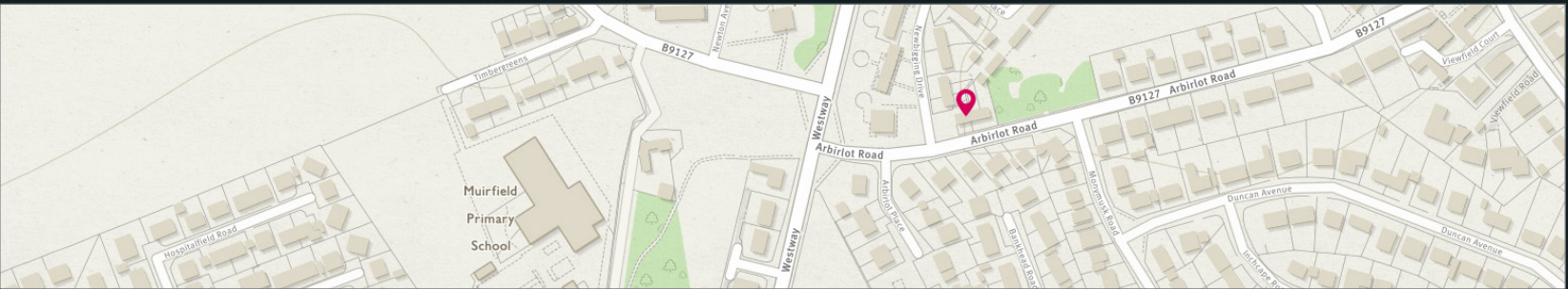


Approximate Dimensions (Taken from the widest point)

Lounge	3.60m (11'10") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.70m (8'10")
Dining Area	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 2.60m (8'6")
Bedroom 2	2.80m (9'2") x 2.60m (8'6")
Bedroom 3	2.80m (9'2") x 2.00m (6'7")
Shower Room	2.10m (6'11") x 1.70m (5'7")
Garage	4.80m (15'9") x 3.60m (11'10")

Gross internal floor area (m²): 73m² | EPC Rating: D

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





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Text and description  
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**GRANT LAWRENCE**  
 Photographer



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 Designer