




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

15 Howard Street

ARBROATH, DD11 4DH



15 HOWARD STREET. ARBROATH



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 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.





15 HOWARD STREET, ARBROATH



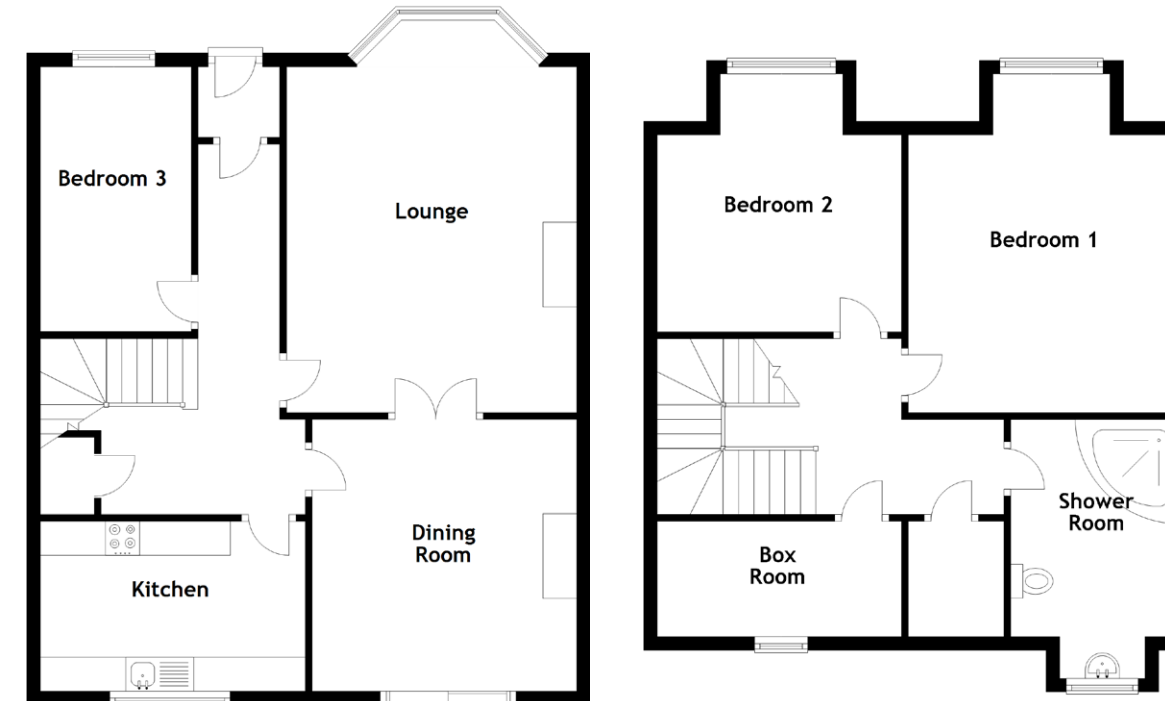
McEwan Fraser Legal is delighted to offer to the market an excellently presented mid-terraced villa with two public rooms and three bedrooms and a box room. With a stone façade under a slate roof, this period property boasts a large bay window and a neat, gated, garden to the front with painted railings and mature shrubs.

The property comprises generously proportioned accommodation of; hall, lounge with double doors to the dining room (or sitting room) where patio doors lead to the garden. The kitchen is modern and recently installed. The shower room offers a vanity unit with storage and a quadrangle shower enclosure. On the ground floor is bedroom 3, and the upper floor holds two more bedrooms and the box room which is an ideal place to create a home office in.

A neat, enclosed garden to the front of the property affords an open outlook and the back garden is enclosed with a mix of patio, gravel and grass. Simply stunning, be quick to view.



15 HOWARD STREET, ARBROATH



Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 3.90m (12'10")
Dining Room	4.00m (13'1") x 3.70m (12'2")
Kitchen	3.90m (12'10") x 2.50m (8'2")
Bedroom 1	4.99m (16'4") x 4.00m (13'1")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.90m (12'10") x 2.30m (7'7")
Shower Room	3.30m (10'10") x 2.49m (8'2")
Box Room	3.60m (11'10") x 1.70m (5'7")

Gross internal floor area (m²): 130m²
EPC Rating: D

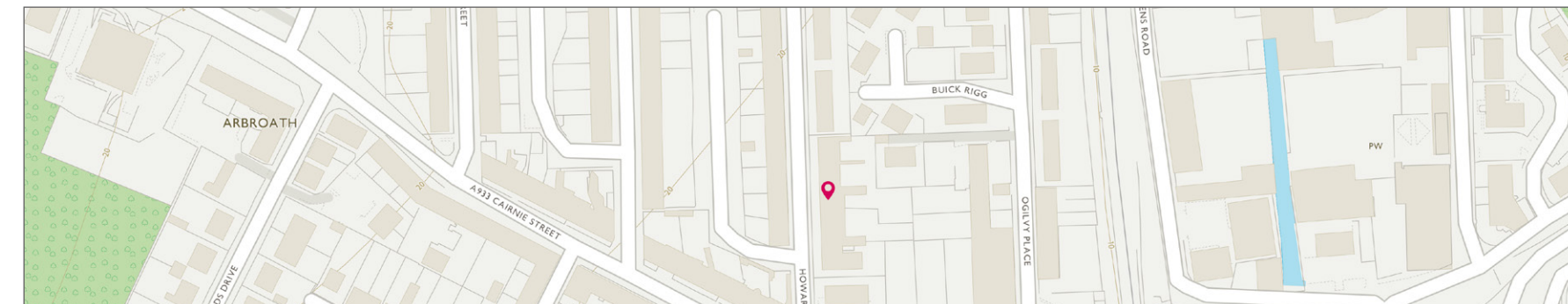


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Corporate Account Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer