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25 Earl Matthew Avenue

ARBROATH, ANGUS, DD11 5JU

Arbroath, Angus

Arbroath is a former Royal Burgh and the largest town in the council area of Angus in Scotland. It has a population of around 23,000 and lies on the North Sea coast, around sixteen miles east of Dundee and approximately forty-five miles south of Aberdeen.

While there is evidence for settlement in the area now occupied by the town that dates back to the Iron Age. Arbroath's history as a town begins in the Middle Ages with the founding of Arbroath Abbey in 1178. Arbroath grew considerably during

the Industrial Revolution owing to the expansion of firstly the flax and secondly the jute industries and the engineering sector. A new harbour was built in 1839 and by the 20th century, Arbroath had become one of the largest fishing ports in Scotland.

The town is notable as the home of the Declaration of Arbroath, as well as the Arbroath Smokie. Its football team Arbroath FC hold the world record for highest number of goals in a professional football match, 36-0 against Aberdeen Bon Accord in the Scottish Cup in 1885.

Arbroath Harbour, Arbroath Abbey & The Bell Rock Signal Tower Museum



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McEwan Fraser Legal are delighted to introduce this stunning, beautifully presented three bedroom family home. The property has been tastefully decorated and well maintained throughout.

The accommodation comprises of an entrance hall which leads to the WC and bright and spacious lounge, which provides access to the open plan kitchen and dining area. Patio doors provide access to the enclosed rear garden. The kitchen also benefits from a larder/utility cupboard.

Upstairs there are three bedrooms with the master benefiting from a walk in wardrobe. The family bathroom features contemporary tiling and consists of a bath, separate shower cubicle, toilet, basin and vanity units.

The property subjects benefit from gas fired central heating and double glazing.

Externally the front of the property has ample parking for cars. While the rear garden is mainly laid to lawn with a garden shed.



OFF-STREET



LOCAL AMENITIES



NEAR BEACH



ROAD LINKS



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	4.80m (15'9") x 2.50m (8'2")
Larder	1.90m (6'3") x 1.10m (3'7")
Bedroom 1	3.70m (12'2") x 2.50m (8'2")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.10m (6'11")
WC	1.90m (6'3") x 1.00m (3'3")
Bathroom	2.60m (8'6") x 2.10m (6'11")

Gross internal floor area (m²)

84m²

EPC Rating

C

Extras (Included in sale)

Floor coverings, light fittings,
fitted appliances and shed

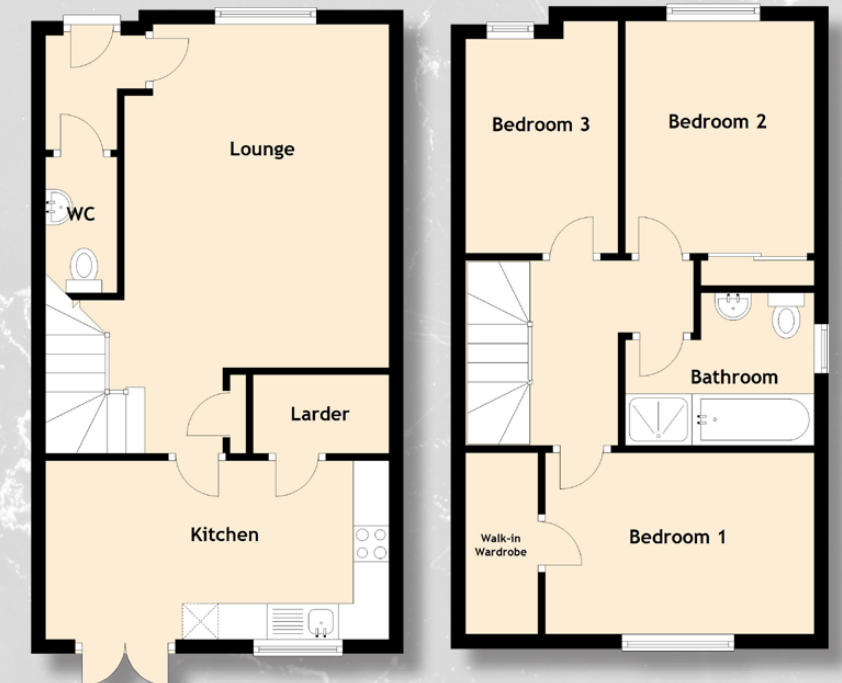




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**Part
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