




McEwan Fraser Legal

Solicitors & Estate Agents

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15 East Kirkton Road

ARBROATH, ANGUS, DD11 4HR

THE LOCATION

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 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.



THE PROPERTY

15 EAST KIRKTON ROAD

An excellently presented mid-terraced bungalow with the lounge open to the dining room in a popular layout with families. The property comprises generously proportioned accommodation of; hall, lounge, kitchen, bathroom, two bedrooms and a box room or study, large enough as a nursery.

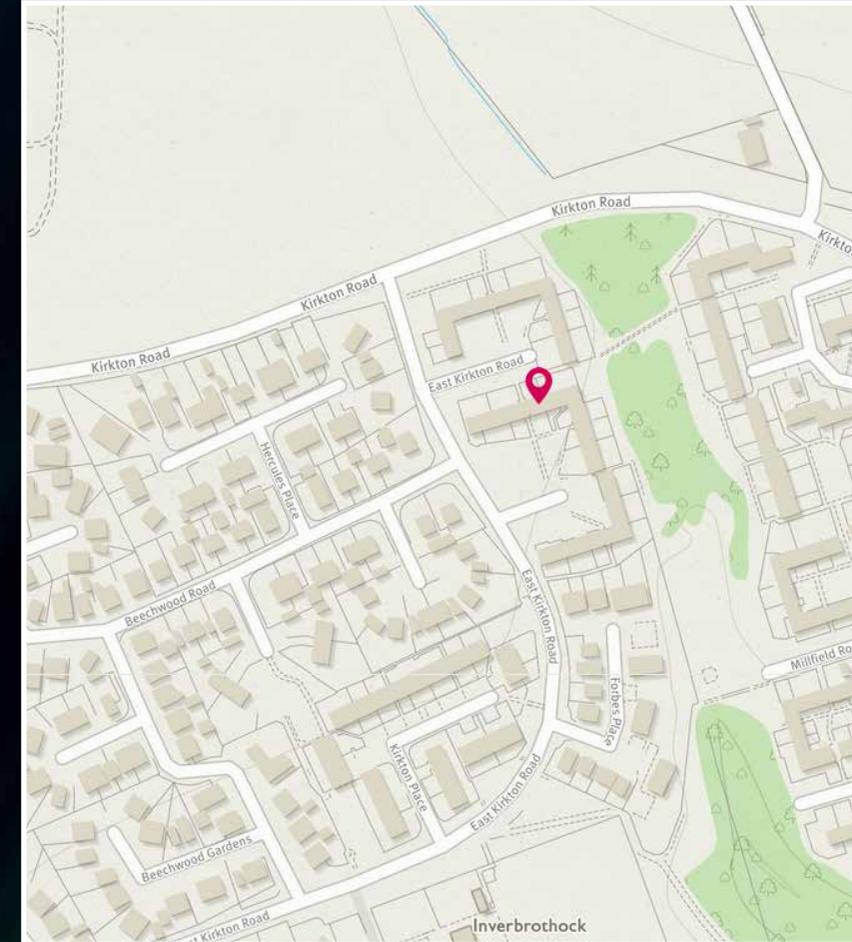
Entry is gained from the doorway to the front into the reception hallway. The hall has a door into the lounge and also gives access to the bedroom wing. The front facing lounge is comfortably presented with new carpets adding a touch of luxury underfoot. An archway separates the dining area from the lounge and from here a sliding door leads to the kitchen. The kitchen is spacious with attractive storage units at base and wall levels with co-ordinating worktops and with an integrated hob and oven. There is a door to the rear garden and more storage. In the bedroom wing are two bedrooms and a study or nursery. The family bathroom is again spacious with both bath and shower cubicle.

Externally there is a path to the front of the house and an enclosed garden to the rear with a mix of grass and patio area.



SPECIFICATIONS

LOCATION - FLOOR PLAN



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Dining Area	2.60m (8'6") x 2.40m (7'10")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m²): 74m² | EPC Rating: D






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