



**McEwan Fraser Legal**

Solicitors & Estate Agents

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9 Tarry Dykes

ARBROATH, DD11 4BJ

THE LOCATION

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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.



9 TARRY DYKES

ARBROATH, DD11 4BJ

We are delighted to bring to the market this striking three-bedroom, end-terraced villa in a desirable, quiet location, making an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Internally the accommodation is in immaculate decorative order, briefly consisting of an entrance hallway and a lounge with a large window letting in an abundance of light. The dining area has space for a table and six chairs for more formal dining. The modern and bright kitchen has an integrated gas hob/oven with an extractor fan and access to the rear garden through the rear door.

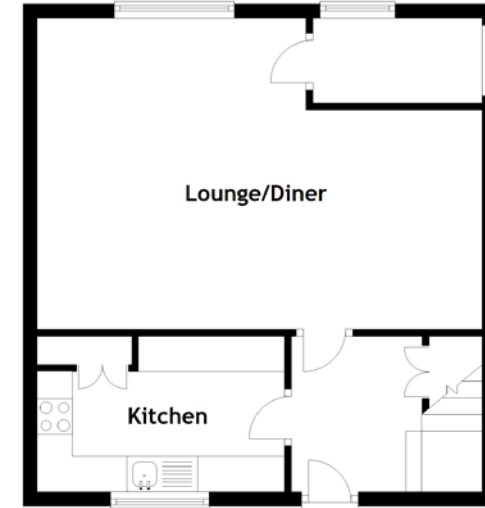
Upstairs there are three good size bedrooms which include the impressive master bedroom with storage as well as a very attractive shower room. There is ample storage throughout the upper floor.

The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a large outhouse. This property also benefits from gas central heating, full double glazing, and more than adequate unrestricted on-street parking to accommodate visitors.





SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP

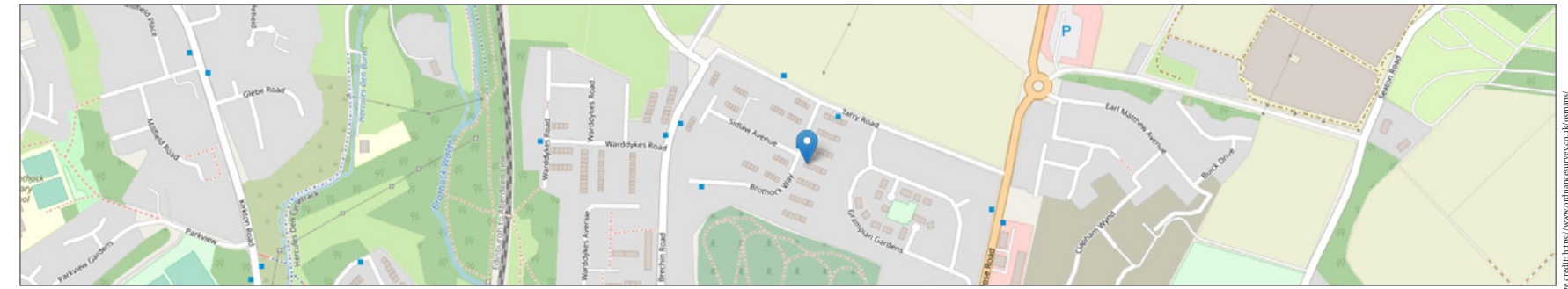


Approximate Dimensions (Taken from the widest point)

Kitchen	3.50m (11'6") x 2.20m (7'3")
Lounge/Diner	6.30m (20'8") x 4.40m (14'5")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.67m (8'9")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 87m² | EPC Rating: D

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






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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



Layout graphics and design
ALLY CLARK
 Designer