

# 1 West Abbey Street

ARBROATH, DD11 1EQ



ONE-BEDROOM  
GROUND FLOOR FLAT



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

McEwan Fraser Legal is delighted to present this charming one-bedroom ground-floor flat, situated on a corner site in close proximity to the famous Arbroath Abbey. Offering a delightful blend of convenience and character, this property is an excellent opportunity for those seeking a peaceful retreat.

Step inside, and you'll be greeted by a spacious and inviting lounge, thoughtfully designed to maximize comfort and functionality. Adjacent to the lounge is a well-appointed kitchen, complete with modern fittings and ample storage space, making it a pleasure to prepare meals and entertain guests. A shower room offers a relaxing space to unwind and refresh after a long day. The double bedroom provides a peaceful sanctuary for rest and relaxation. With thoughtful storage solutions, this room ensures a clutter-free and organised living environment.

---





**The Kitchen**

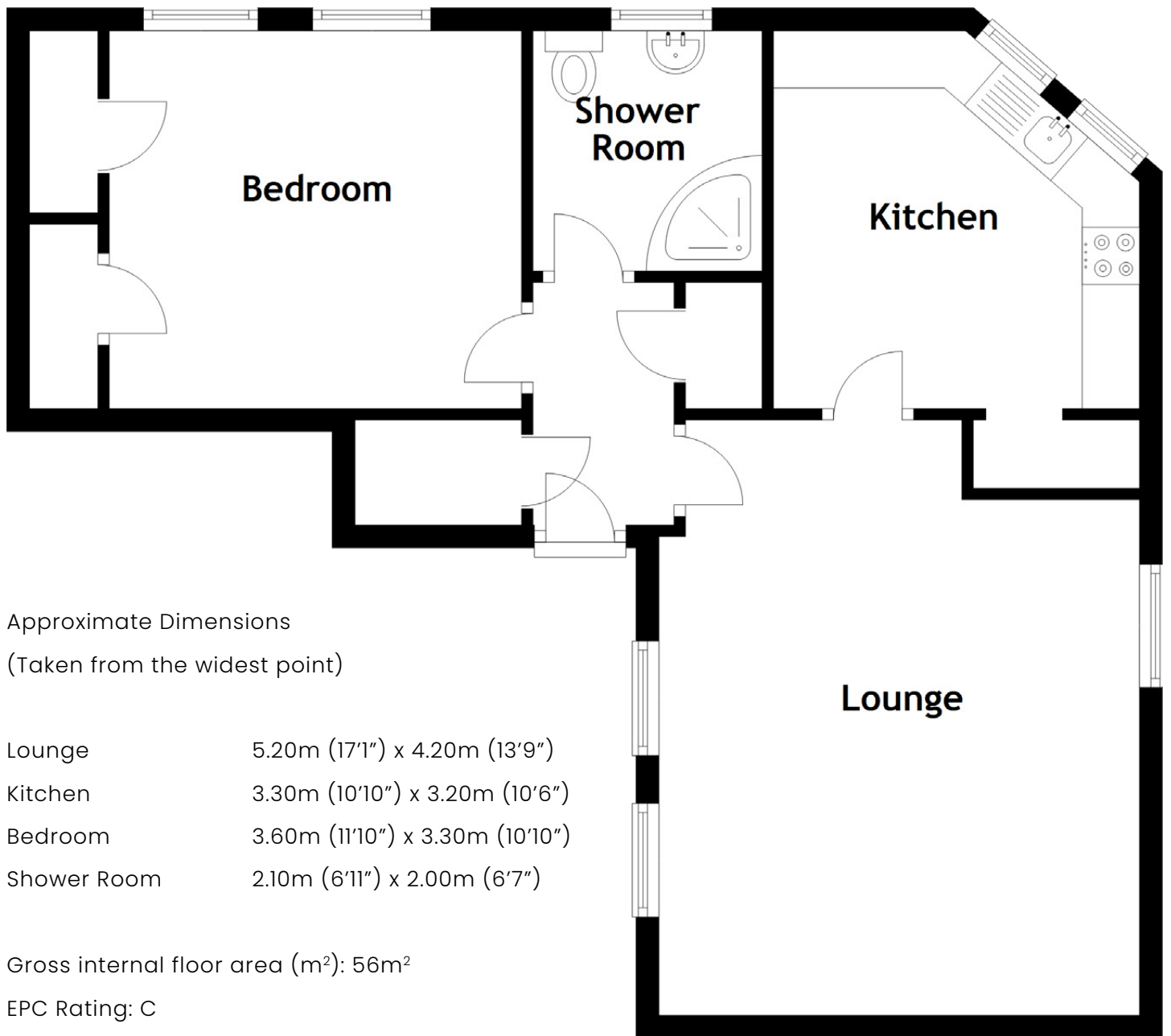




**The Bedroom**









---

One of the highlights of this property is its dedicated parking space, providing the convenience of off-road parking for residents and guests alike. A private little terrace adds to the appeal, providing a cosy outdoor space to enjoy a morning coffee. For added convenience, a shed is included, offering additional storage options.

With its prime location near the iconic Arbroath Abbey, residents can immerse themselves in the town's rich history and cultural heritage. The town centre, with its array of shops, restaurants, and amenities, is within easy reach, ensuring a convenient and enjoyable lifestyle. This one-bedroom ground-floor flat offers an excellent opportunity to experience the best of Arbroath's charm and convenience. Don't miss the chance to call this delightful flat your own. Contact us today to arrange a viewing and discover the perfect blend of comfort and convenience that awaits you in this lovely corner-site flat near Arbroath Abbey.

---





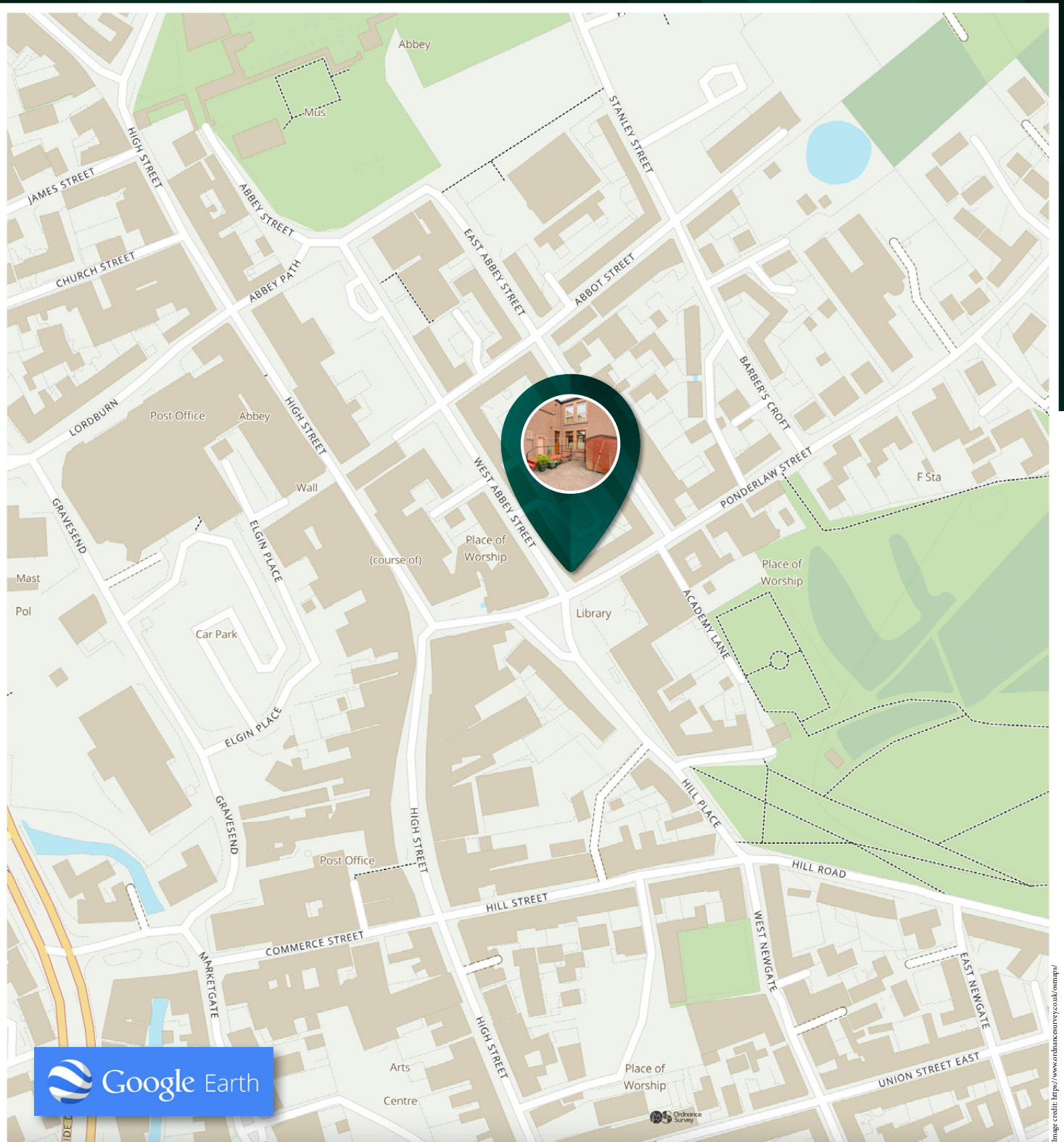
---

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.

For the commuter, 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. Arbroath provides an extensive range of shopping, business and leisure facilities.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**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.