




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

1 Guttermill Cottage

ARBROATH, ANGUS, DD11 4UP



Arbroath

ANGUS, DD11 4UP

“... Arbroath, which lies on the northeast coast is a charming town steeped in history ...”

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 northeast 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.





1 Guttermill Cottage

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We're delighted to offer onto the open market this well-presented cottage which enjoys a secluded setting surrounded by open countryside. The property sits in a generous plot with front garden, ample parking to the side and enclosed rear landscaped garden.

The accommodation comprises of a modern fitted kitchen with fitted appliances, lounge to the front with multi-fuel burner, dining room behind with stairs leading down to one of the bedrooms or third reception room with rear aspect views. There are two other bedrooms both with rear aspects, a family bathroom with shower and a second living room with wood burner, triple aspect and patio doors to the garden.

An internal inspection is highly recommended so the location and views can be enjoyed.

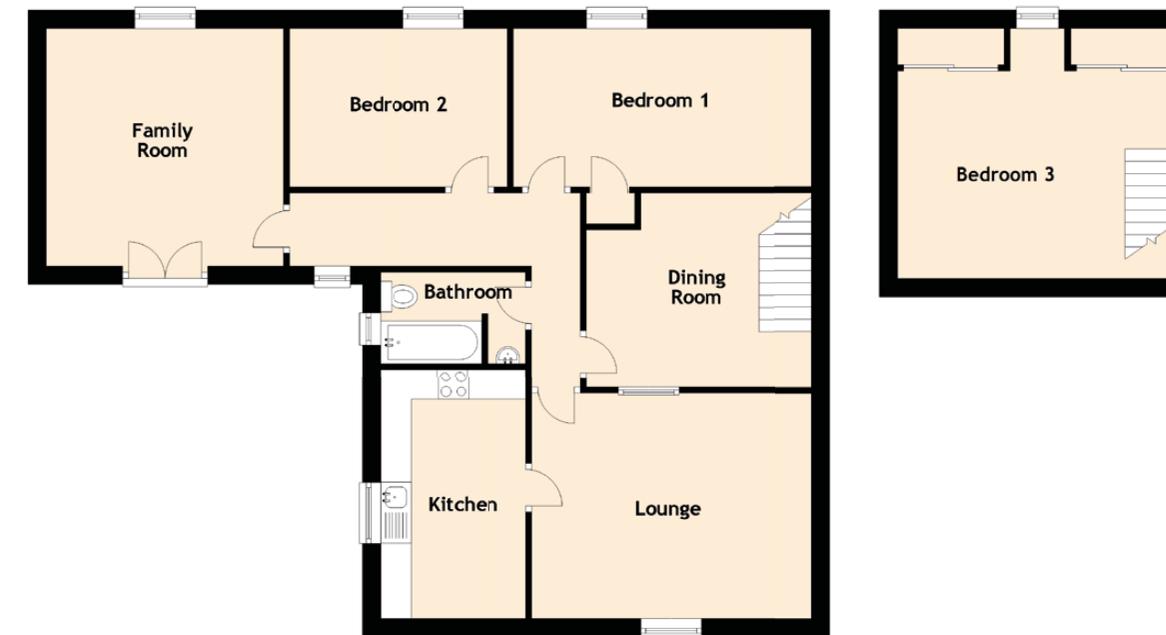
"... a secluded setting surrounded by open countryside ..."





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



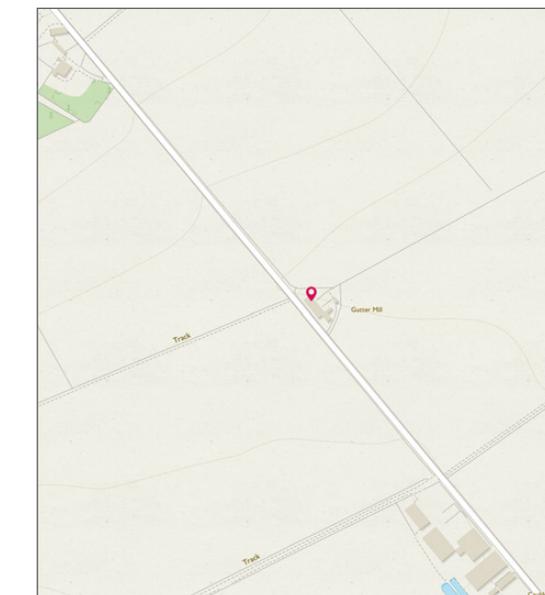
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	4.10m (13'5") x 2.40m (7'10")
Dining Room	3.70m (12'2") x 3.20m (10'6")
Family Room	3.90m (12'10") x 3.80m (12'6")
Bedroom 1	4.90m (16'1") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	4.60m (15'1") x 3.40m (11'2")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 205m²

EPC Rating: E

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





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Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
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Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer