




McEwan Fraser Legal

Solicitors & Estate Agents

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42 Charles Avenue

ARBROATH, ANGUS, DD11 2HF

Arbroath

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.



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Part Exchange Available!

We're delighted to offer onto the open market this spacious 3 bedrooms first floor flat. The development is situated in a quiet part of town with street parking and communal garden with drying facility. The flat is accessed on the first floor, once you've walked into the hallway you have the master bedroom on the right and the other double bedroom and large box room acting as a study or bedroom 3. The living room is positioned at the rear and enjoys a dual aspect with laminated wood flooring and new electric heating system.

The kitchen enjoys a modern range of eye and base level units with roll top work surfaces incorporating stainless steel sink unit with mixer tap and drainer. Undercounter space for washing machine and fridge and space for a free standing oven. There is also space for a small table and chairs. Finishing the accommodation off is a three-piece white suite with bath and shower over, heated towel rail and tiled flooring and walls.

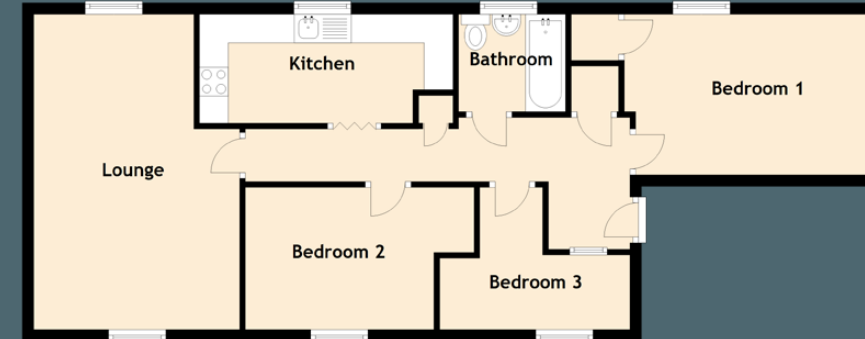




Specifications

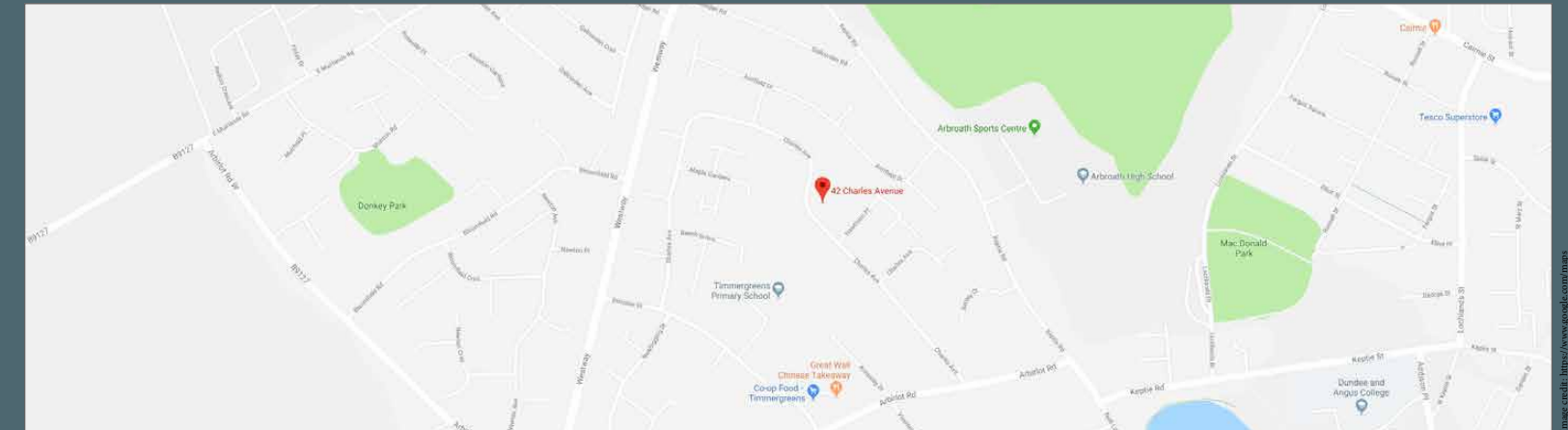
Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.60m (11'10")
Kitchen	4.30m (14'1") x 1.90m (6'3")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")



Gross internal floor area (m²): 68m² | EPC Rating: C

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





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Part
Exchange
Available

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Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer