



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**31 Bloomfield Road**

ARBROATH, ANGUS, DD11 3LN



# Arbroath

ANGUS, DD11 3LN

Arbroath, which lies on the north-east coast is a charming town steeped in history and provides ideal access for country walks, outdoor pursuits such as fishing, water sports, and a range of other leisure activities.

Schools, an abundance of shopping for every-day requirements 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 town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage.





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McEwan Fraser Legal are delighted to bring to the market this lovely one bedroom, ground floor flat in the desirable area of Arbroath.

Upon entering the property through the well kept communal stairwell, the entrance vestibule provides secure entry with phone, low-level cupboard with electric metres and a secondary door that leads you into the bright hallway, here you have access to all accommodation and offers a unique utility room, with plumbing in place. This space is large enough for a washing machine, tumble dryer, and clotheshorse.

The well-proportioned living room is located to the front of the property. Decorated in a neutral colour scheme, the newly fitted UPVC windows allow an abundance of light to fill this room, finished with laminate flooring, this space allows for a wide range of furniture styles. An adjoining door opens to the generous double bedroom. With a rear view over the well-maintained communal gardens, this room offers ample storage solutions, such as the over-bed fitment, with plenty of room for linen, towels, clothes and large enough

to accommodate a king-sized bed.

The fully fitted kitchen again provides good storage with wall and base units, Freestanding BUSH oven with four burner hob, SAMSUNG washing machine, INDESIT dishwasher, and HOOVER fridge/freezer. Finished with vinyl flooring, and tiling to splash back areas. The property further benefits from a NAVIEN boiler and smart system, which was fitted around 1 year ago.

Completing the internals of the property is the exceptionally bright and airy shower room, with WC and modern combination vanity, this is sure to impress. The aqua panelling is full height within the Quadrant shower enclosure and surrounds. Finished with chrome heated towel rail, wall mounted vanity with lights and sockets.

To the rear is a shared garden with drying area. Parking is available on the road to the front or on the neighbouring street.

The property would be of interest to both first-time buyers and buy to let investors and early viewing is highly recommended.

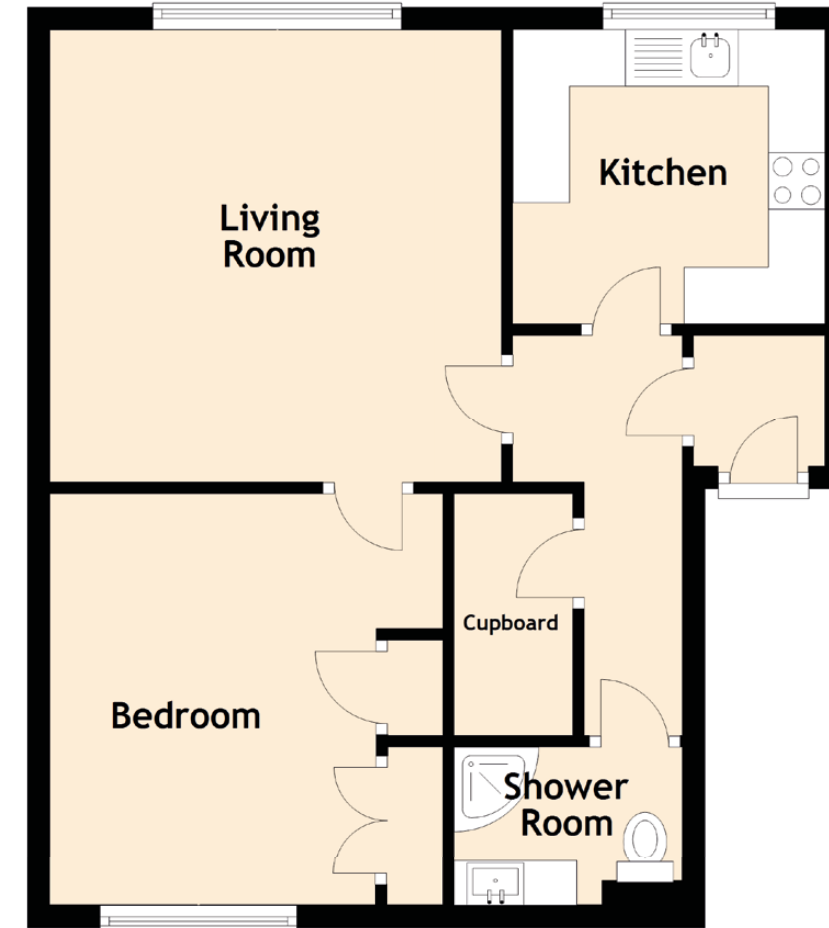






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.01m (13'2") x 4.00m (13'1")
Kitchen	2.76m (9'1") x 2.60m (8'6")
Bedroom	3.64m (11'11") x 2.00m (6'7")
Shower Room	2.10m (6'11") x 1.33m (4'4")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fitted light fittings, fixtures, fitted floor coverings, blinds, and curtains. The freestanding gas hob/oven, washing machine and fridge/freezer, rug, coffee table, and side tables also form part of the sale. Other items including the large curved recliner may be available by separate negotiations.

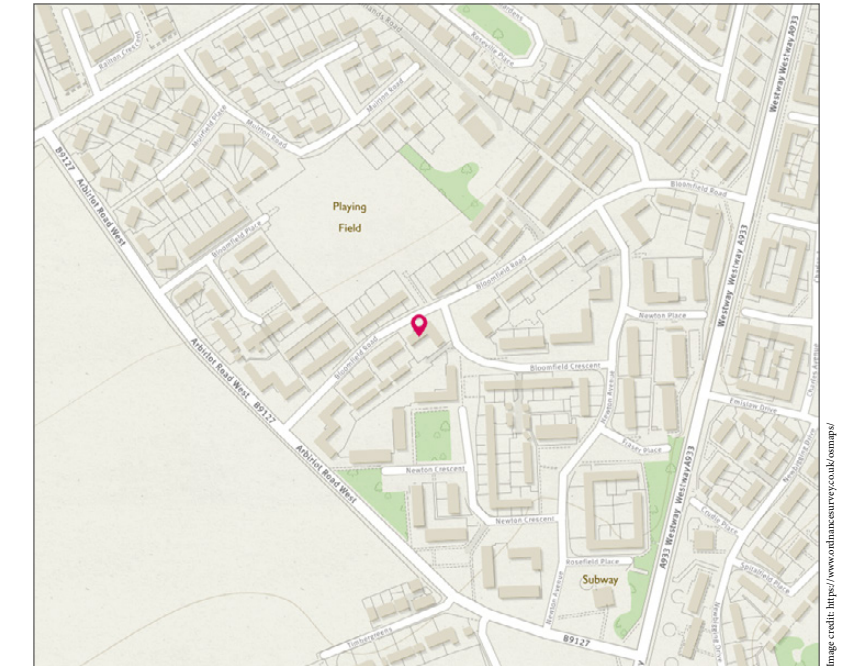


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