




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

23 Hayshead Road
ARBROATH, ANGUS, DD11 5AY

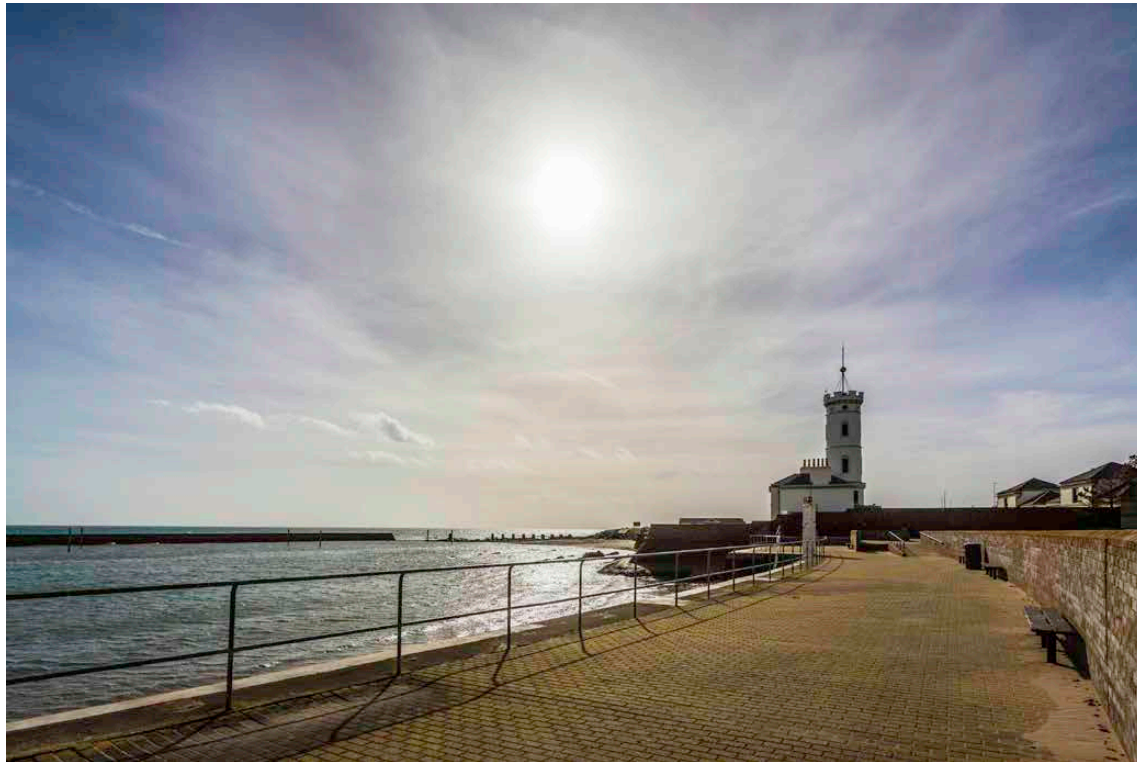
THE LOCATION ARBROATH

ANGUS, DD11 5AY

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 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. There is a primary school in Colliston and nearby Arbroath provides an extensive range of shopping, business and leisure facilities together with secondary schooling. Private schooling is also available at Dundee High School and at Lathallan.



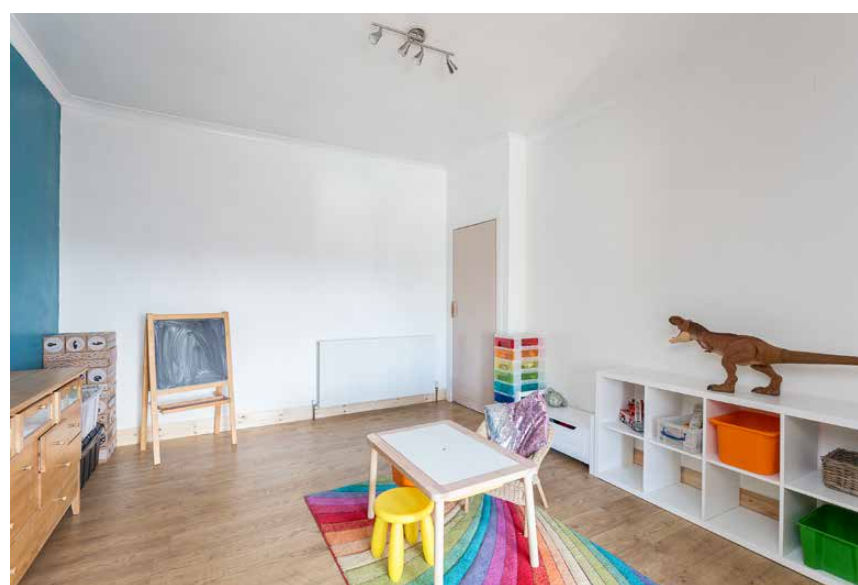
23 HAYSHEAD RD

ARBROATH, ANGUS, DD11 5AY

Simply gorgeous! Beautifully proportioned three-bedroom mid-terraced villa in a popular residential area. Accommodation is spacious and comfortable and beautifully presented to the market.

Accommodation includes a welcoming hall with access to the guest cloakroom with WC and wash hand basin. The lounge is located to the front of the house and to the rear is the sitting room, which is partially open to the dining kitchen. The kitchen is nicely fitted with attractive wall and floor cabinets and a range cooker. A 'walk-in' under-stair cupboard offers plumbing for the washing machine and houses the tumble dryer and fridge freezer. A staircase rises to the first floor where there are three bedrooms, and the family shower room.

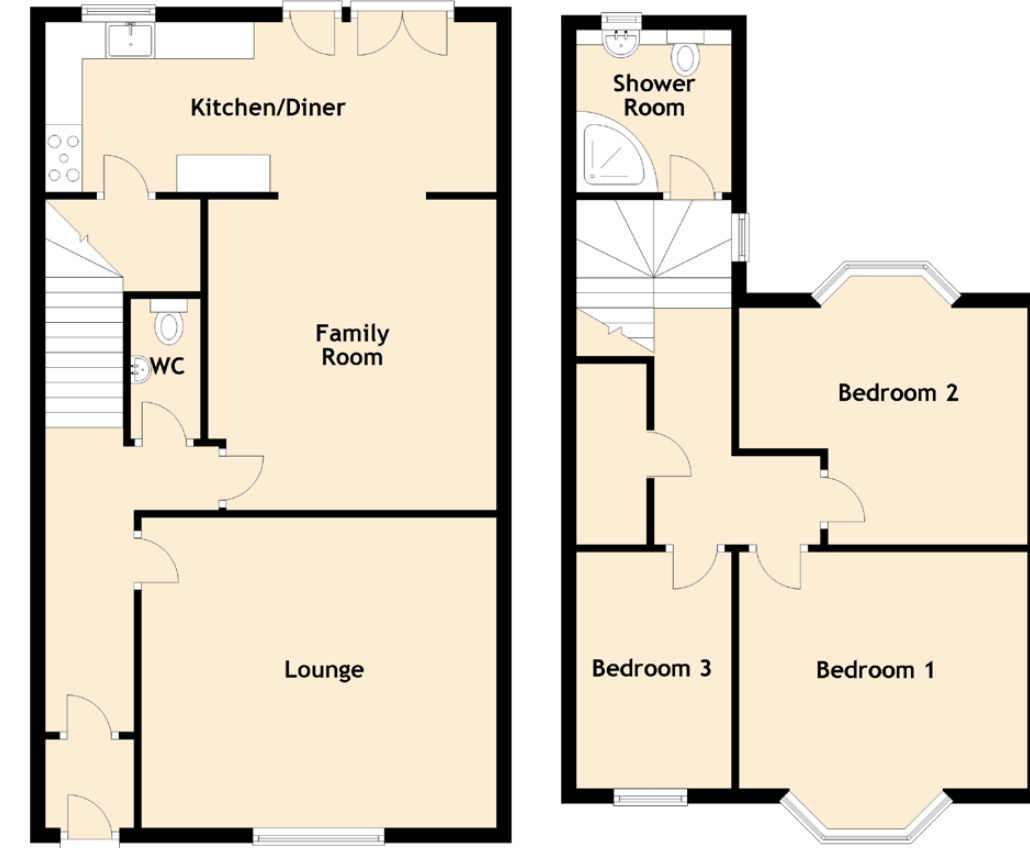
To the rear, the garden is enclosed and offers a decked area right outside the dining room door. Overall, this home is stylish, comfortable and ready to move right into.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Family Room	4.20m (13'9") x 3.90m (12'10")
Kitchen/Diner	6.30m (20'8") x 2.30m (7'7")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 2.10m (6'11")
Shower Room	2.20m (7'3") x 2.10m (6'11")
WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m²): 117m² | EPC Rating: D

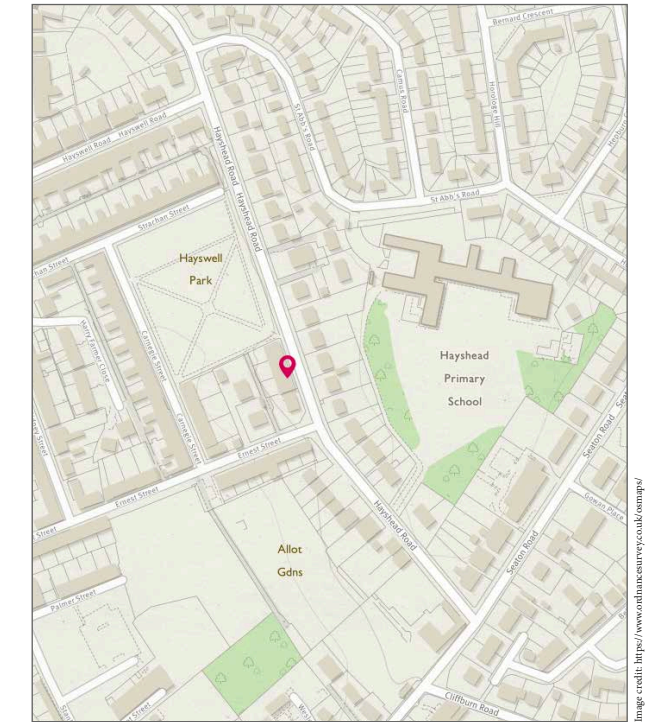
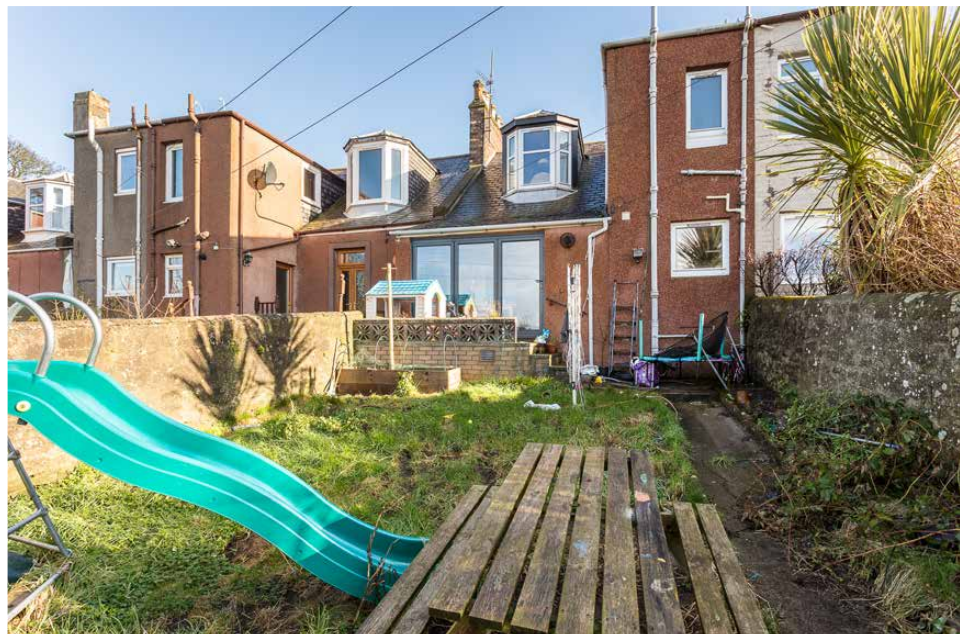


Image credit: <https://www.outline-survey.co.uk/outline/>



McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

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.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer