



ARBROATH

DD11 4AR

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 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.



231

BRECHIN ROAD

ARBROATH, DD11 4AR

McEwan Fraser Legal is pleased to present to the market this well presented end-Terraced villa with the lounge open plan to the dining room in a popular layout with families.

The property comprises generously proportioned accommodation of; hall, lounge/ diner, kitchen, shower room, two bedrooms and a box room or study, large enough for use as a nursery. Entry is gained from the doorway to the front into the reception hallway. The dual aspect lounge is comfortably presented with carpeted floor adding a touch of luxury underfoot. There is ample room for a dining table.

The kitchen offers storage units at base and wall levels with co-ordinating worktops and with a free-standing cooker. There is a door to the rear garden and more storage.

On the upper floor are two bedrooms and a study or nursery. The family shower room is again spacious with wet wall finish and vanity storage.

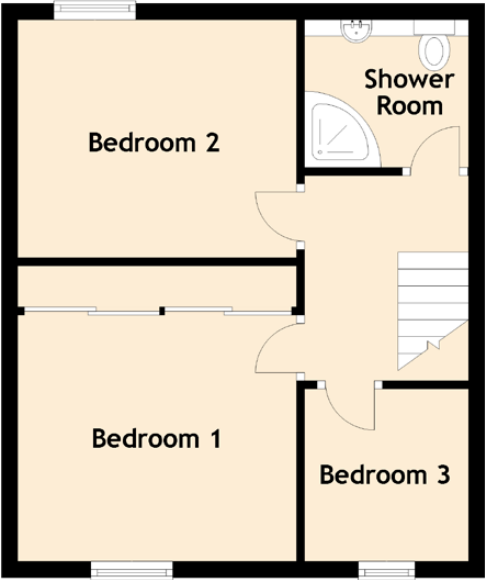
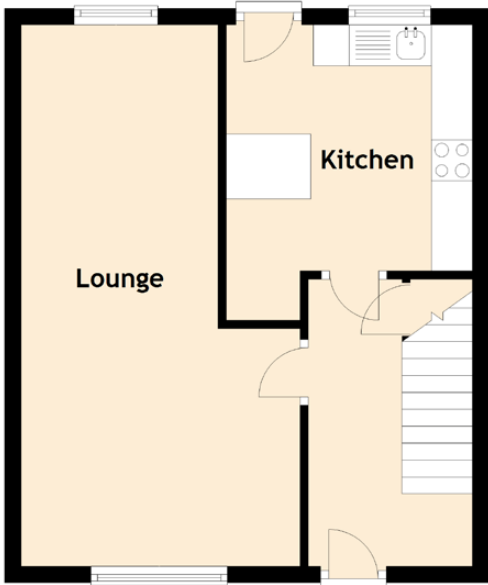
Externally there is a path to the front of the house with hedging creating a clear boundary. To the rear, the garden is enclosed and laid to slab and gravel for easy maintenance.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 3.40m (11'2")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")
Shower Room	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 72m² | EPC Rating: C

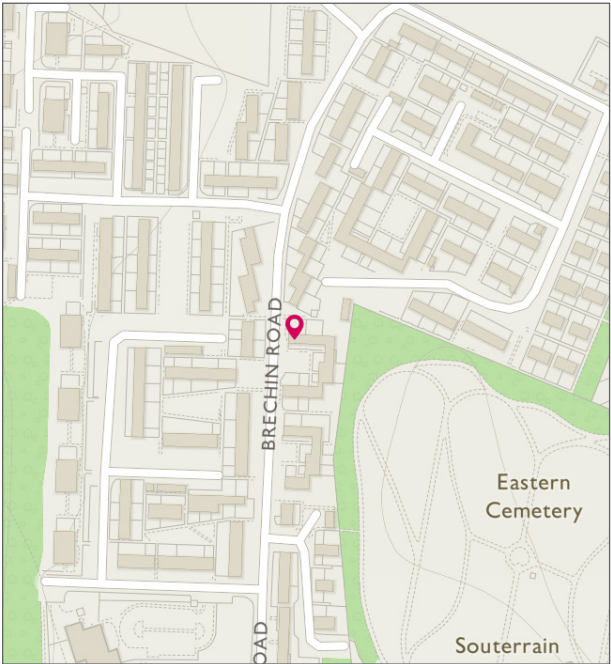


Image credit: <https://www OrdnanceSurvey.co.uk/maps/>



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