





The Location

ARBROATH

Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and water sports, and a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself. Still, 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 a picturesque holiday destination with sandy beaches and rugged cliff frontage. Fishing is still an essential industry, and the town is renowned for the Arbroath Smokie.





The Property

2 SPITALFIELD PLACE

McEwan Fraser Legal is delighted to present this two bed, end-terraced villa in Arbroath. The property is in walk-in condition, centrally located and in easy access of most amenities including supermarkets and railway station. Inside, the property is in excellent decorative order and would suit several different buyers, including those downsizing.

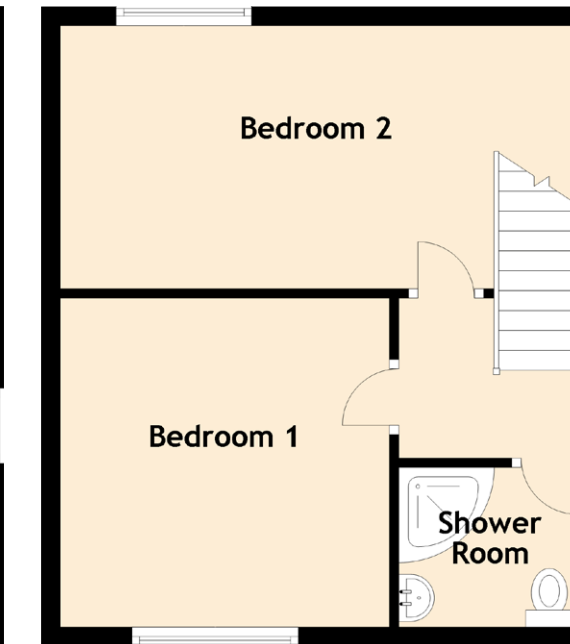
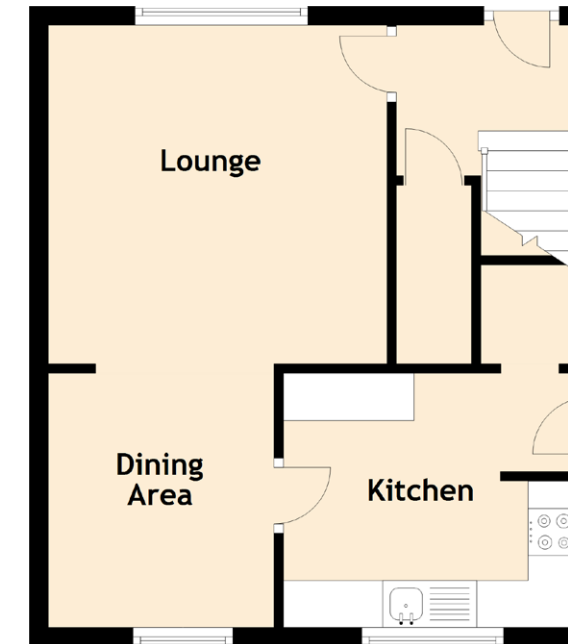
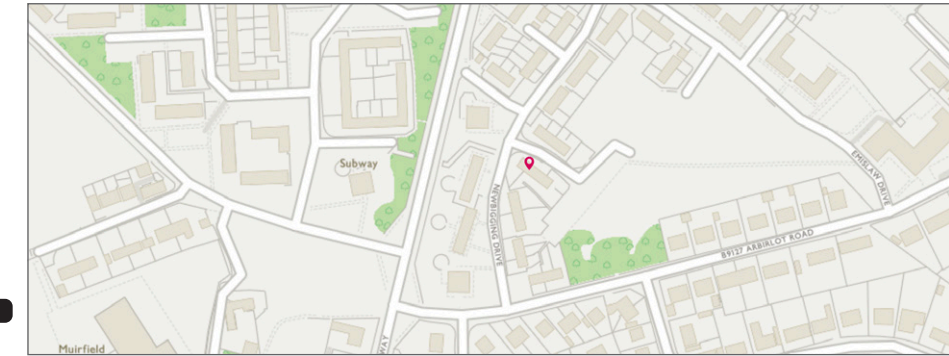
The kitchen is modern and stylish with a side door landing to the gardens and garage. The units at both wall and floor level are in a walnut finish with subtle lighting under wall units and on the plinth. The lounge/dining room is carpeted and has dual aspect over front and back gardens. A wall hung electric fireplace adds a focal point in this comfortable room. A walk-in cupboard is found on the ground floor by the hall. A carpeted staircase rises to the first floor with two double bedrooms and the shower room. Externally there are gardens front and back and a drive with garage to the side of the house. The garage has been divided to create a store and a workshop, but it is believed this is a temporary division and can be returned to a garage.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	3.60m (11'10") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.70m (8'10")
Dining Area	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	5.60m (18'4") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 73m²

EPC Rating: D



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