




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212



AVONSDALE HOUSE

2 COLLISTON VIEWS , ARBROATH, ANGUS, DD11 3RP



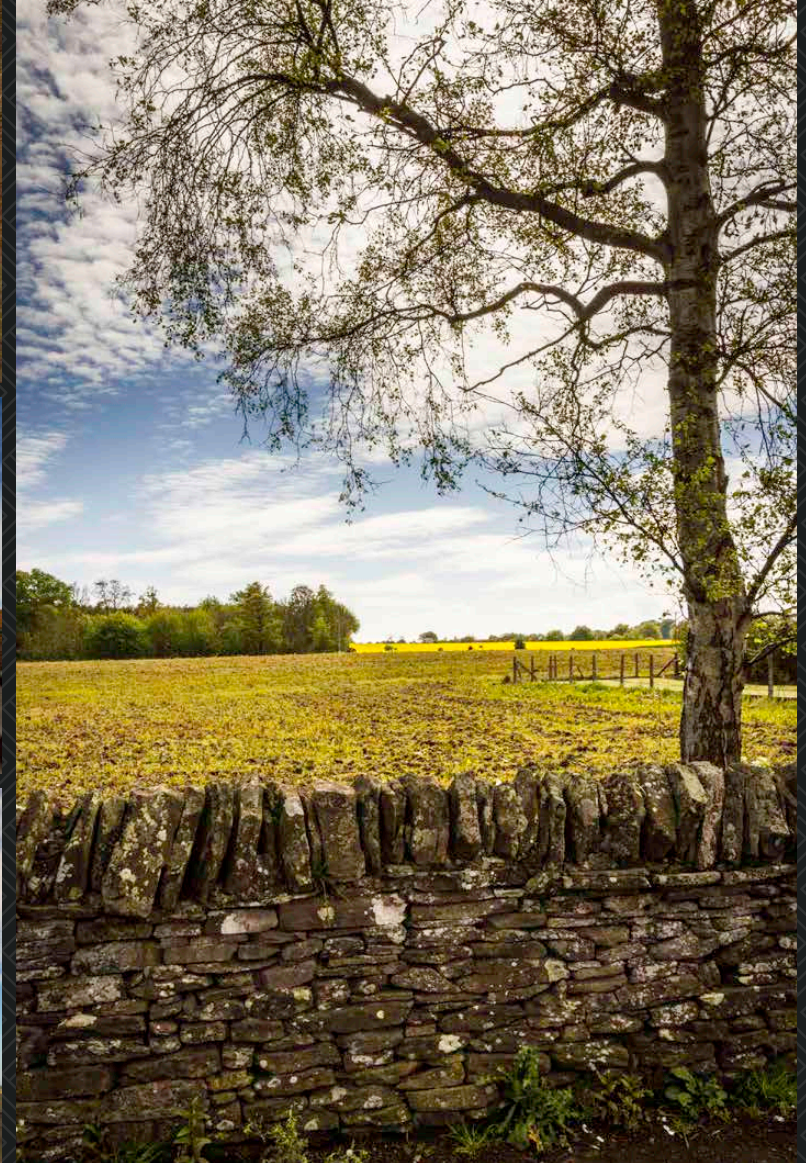
THE LOCATION

2 COLLISTON VIEWS , ARBROATH, ANGUS, DD11 3RP

Colliston, which has its own primary school and church, is ideally placed for quick and easy access to all major Angus towns and city of Dundee. The closer village of Friockheim offers a very good health centre, shop, primary school and more recently the Friockheim hub which hosts several local events and entertainment.

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 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.





AVONSDALE HOUSE

2 COLLISTON VIEWS , ARBROATH, ANGUS, DD11 3RP

McEwan Fraser Legal is delighted to present this 5-bedroom detached family home, situated in this non-estate location close to the town of Arbroath. The property is in good condition throughout, with various improvements made by the current owners.

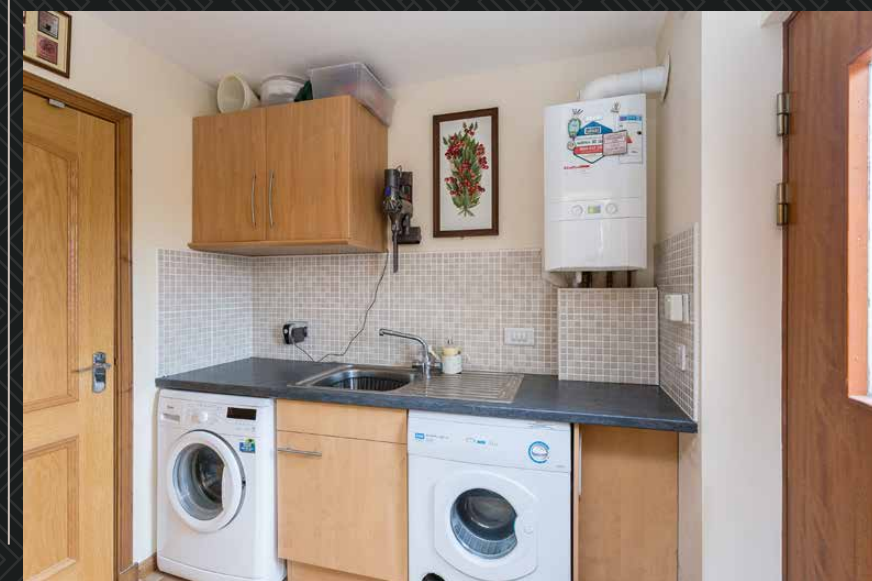
The detached family home showcases excellent views of the local countryside to the front and the rear of the property. There are good public transport links to Arbroath and the local schools in the area. Inside, the property comprises of:

- Fully equipped kitchen/breakfast room which has been improved by the owners.
- Spacious living/dining area to the front currently used as a living space.
- 5 double bedrooms all with fitted wardrobes
- 3 en-suite bathrooms to bedrooms, main bathroom and cloakroom

- The owners have put on a large conservatory to the rear which works well for additional accommodation. There is a sizeable utility room and study.
- This house could work with bedrooms downstairs or upstairs depending on how the owners wish to set the house up as.

In addition to this, the property includes generous parking to the front, with a double width garage with electric up and over door. There is a generous sized rear garden with sheds and views over the local countryside. This is a rare opportunity to acquire a rural modern detached family home in a fantastic location surrounded by countryside.





“... EXCELLENT VIEWS OF THE LOCAL COUNTRYSIDE TO THE FRONT AND THE REAR OF THE PROPERTY ...”





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



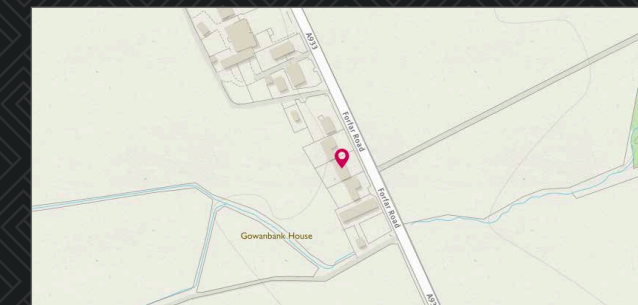
Approximate Dimensions (Taken from the widest point)

| | |
|--------------|--------------------------------|
| Ground Floor | |
| Lounge | 7.60m (24'11") x 4.70m (15'5") |
| Kitchen | 4.80m (15'9") x 4.30m (14'1") |
| Utility | 2.40m (7'10") x 1.80m (5'11") |
| Dining Room | 4.30m (14'1") x 2.70m (8'10") |
| Conservatory | 4.60m (15'1") x 3.30m (10'10") |
| Study | 3.10m (10'2") x 2.00m (6'7") |
| Bedroom 2 | 5.60m (18'4") x 3.10m (10'2") |
| En-suite | 1.80m (5'11") x 1.80m (5'11") |
| WC | 1.80m (5'11") x 1.20m (3'11") |
| Garage | 6.00m (19'8") x 5.80m (19') |

| | |
|---------------|--------------------------------|
| First Floor | |
| Bedroom 1 | 4.20m (13'9") x 3.90m (12'10") |
| Dressing Room | 2.30m (7'7") x 2.30m (7'7") |
| En-suite | 2.40m (7'10") x 2.10m (6'11") |
| Bedroom 3 | 4.60m (15'1") x 3.00m (9'10") |
| En-suite | 1.70m (5'7") x 1.60m (5'3") |
| Bedroom 4 | 4.30m (14'1") x 2.70m (8'10") |
| Bedroom 5 | 4.30m (14'1") x 2.70m (8'10") |
| Bathroom | 2.60m (8'6") x 1.80m (5'11") |

Gross internal floor area (m²): 233m² | EPC Rating: C

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





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
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer