




Solicitors & Estate Agents
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32 Ladybridge Street

ARBROATH, DD11 1AR

Arbroath

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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 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. There are primary schools and two high schools in Arbroath as well as an extensive range of shopping, business and leisure facilities. Private schooling is also available at Dundee High School and at Lathallan.



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A two-minute walk from the beach and harbour, 32 Ladybridge Street is a period, mid-terraced home with charming garden space. All local amenities are found nearby including fabulous coffee shops and restaurants.

Accommodation is formed over three levels and briefly comprises:

Ground Floor: Lounge, dining kitchen and guest cloakroom with WC. There is a back door that opens to the courtyard garden at the back of the house.

First Floor: Master bedroom with en-suite shower room and a delicious bank of built-in wardrobes, bedroom 3 with windows to the front of the house. The family bathroom offers a shower over the bath with a glazed screen.

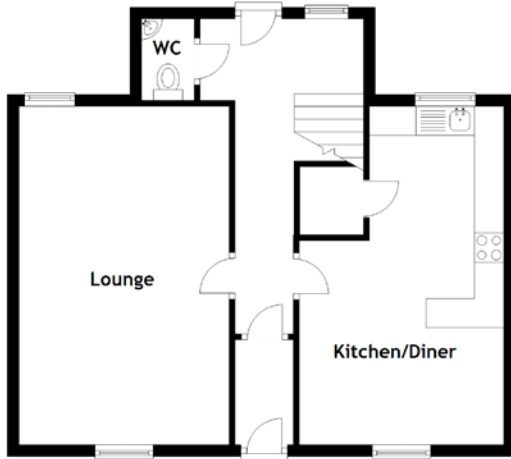
Attic Floor: Two bedrooms and a cupboard that house the boiler.

This home is full of character and spacious enough for family living. The kitchen dining room is open plan but clearly defined areas with a useful peninsula breakfast bar giving the room a calm sense of style. The lounge is spacious and the dual aspect ensures a bright room flooded with natural daylight.

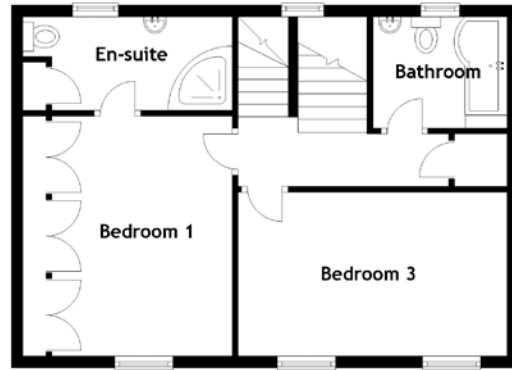
There is a courtyard area to the rear of the property with a walled garden and patio providing a tranquil space for dining alfresco. The painted walls of the courtyard are typical of coastal homes and creates a little private suntrap.

Overall; *“A little Haven close to the Harbour.”*

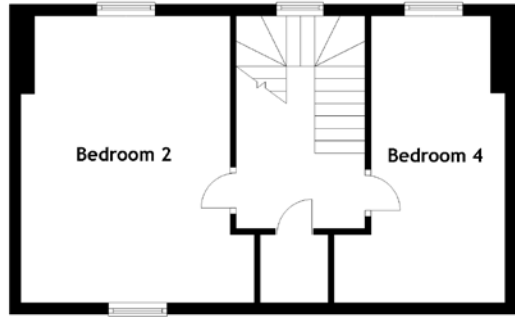




Ground Floor



First Floor



Second Floor

Approximate Dimensions
(Taken from the widest point)

Ground Floor
Lounge 5.80m (19') x 3.60m (11'10")
Kitchen/Diner 5.90m (19'4") x 3.50m (11'6")
WC 1.40m (4'7") x 0.90m (2'11")

First Floor
Bedroom 1 4.10m (13'5") x 3.10m (10'2")
En-suite 3.60m (11'10") x 1.60m (5'3")
Bedroom 3 4.80m (15'9") x 2.80m (9'2")
Bathroom 2.30m (7'7") x 1.90m (6'3")

Second Floor
Bedroom 2 4.90m (16'1") x 4.00m (13'1")
Bedroom 4 4.90m (16'1") x 2.90m (9'6")

Gross internal floor area (m²): 135m²

EPC Rating: D

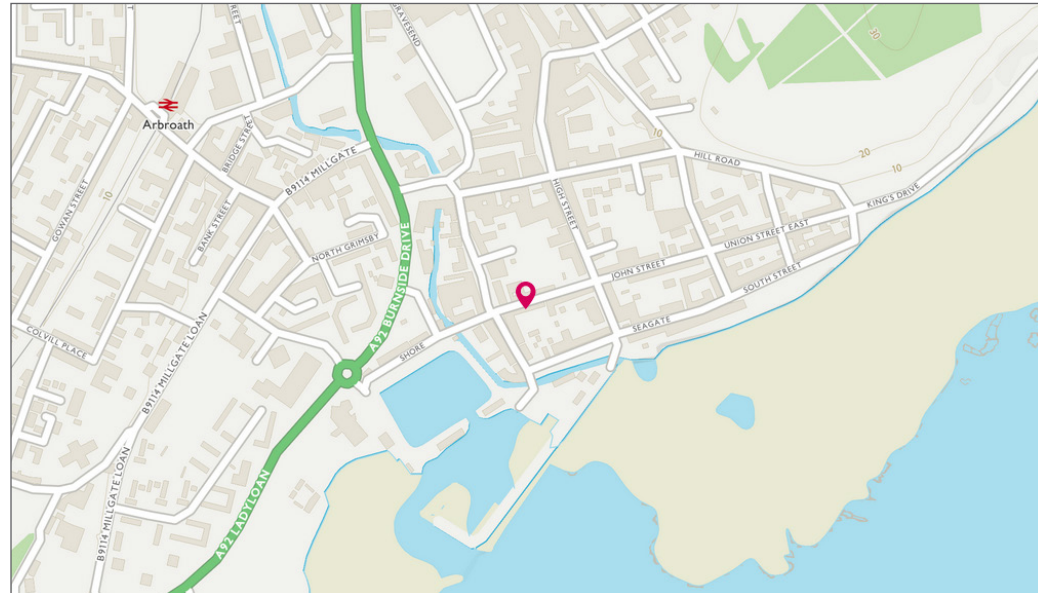


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