




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

19 Lamb Terrace

ARBROATH, ANGUS, DD11 4HD

19

LAMB TERRACE

Modern kitchen and bathroom with private rear garden

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 northeast 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.

Part Exchange Available! We're delighted to offer onto the open market this ideal starter home or buy to let investment. The house benefits from GFCH and double glazing throughout and is positioned in a cul-de-sac with communal parking close by and private enclosed lawned rear garden. You approach the property from the front with a few steps leading to the main door which leads into the entrance hall. From here you have doors to the living room and kitchen and turning stairs to the first floor. The living room enjoys a good size with a rear aspect and views over the garden. The kitchen/breakfast room is a generous size with a modern range of eye and base level units with roll top work surfaces and incorporating a single bowl stainless steel sink unit with mixer tap and drainer. Appliance space includes space for a cooker, upright fridge/freezer and washing machine. There is a door to the rear garden. In the kitchen are space for a family table and chairs and a walk-in pantry. Upstairs are two double bedrooms both enjoying a rear aspect over the woodland. The master bedroom has exposed timber flooring which finishes of the room nicely. Finally is the three-piece bathroom suite with a shower bath with shower over, tiled walls and flooring, vanity unit below the sink and a front aspect through the opaque double glazed window.

Outside is a lawned garden with steps down from the house with patio and pathway and access to a shed with gate leading out to the woodland area. An internal inspection is highly recommended.

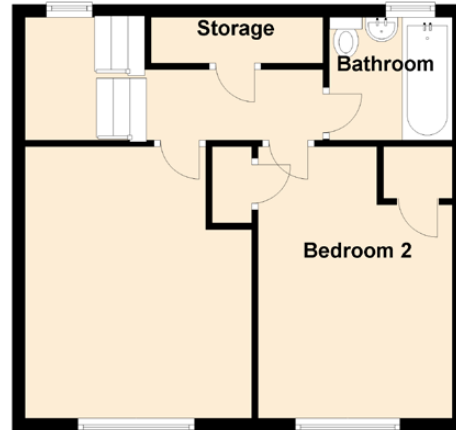
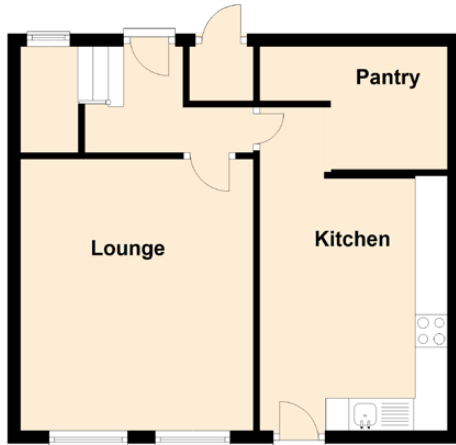


**WELL PRESENTED
2 DOUBLE BEDROOM
FAMILY HOME**



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



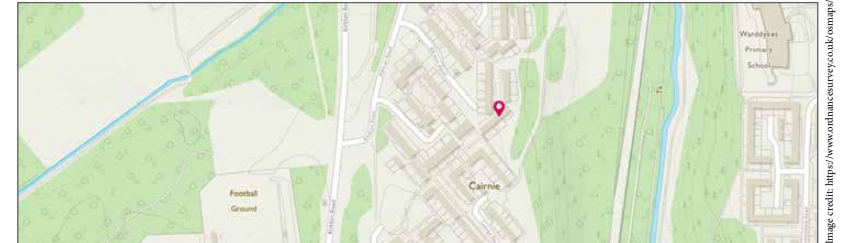
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.60m (11'10")
Kitchen	2.90m (9'6") x 2.00m (6'7")
Pantry	1.81m (5'11") x 1.80m (5'11")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 81m²

EPC Rating: D

Extras (Included in the sale):
Floor coverings, light fittings and blinds 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
ABBEY TURPIE
Designer

Image credit: <https://www.thomsonreuters.co.uk/company/>