




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Arbirlot Place

ARBROATH, ANGUS, DD11 2ER



THE LOCATION

ARBROATH

Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and water sports 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.





THE PROPERTY

4 ARBIRLOT PLACE

McEwan Fraser Legal is delighted to present this 3 bedroom, semi-detached villa in Arbroath. The property is spacious, centrally located and in easy access to most amenities including large supermarkets and a railway station, harbour etc.

Beautifully presented and creatively extended to create a welcoming and spacious family home. The kitchen offers units at both wall and floor level with contrasting worktops. There is more than enough space for a large dining table or sofa as a family room and a door opens to the back garden. The lounge/dining room offers a large window to the front of the house. The original kitchen is now a utility room of enviable proportions and this could be converted to create a home office or playroom perhaps. The family bathroom is also on the ground floor. A staircase rises to the first floor with three bedrooms, two with built-in wardrobes.

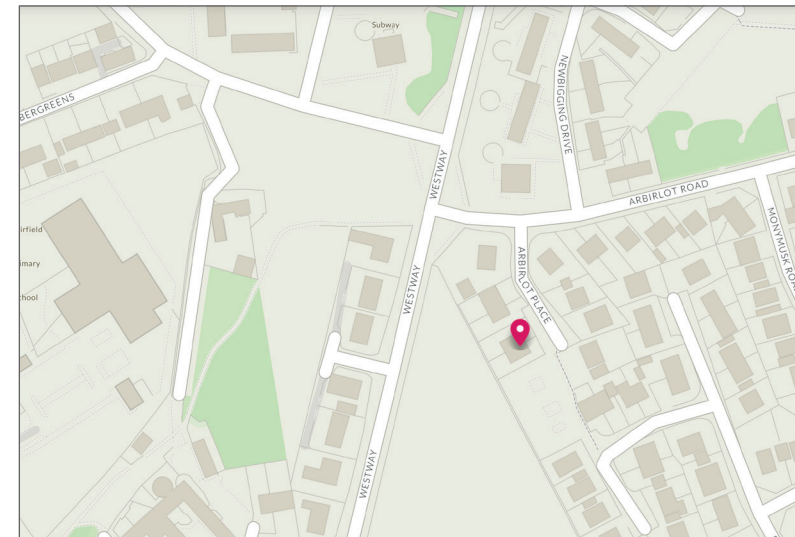
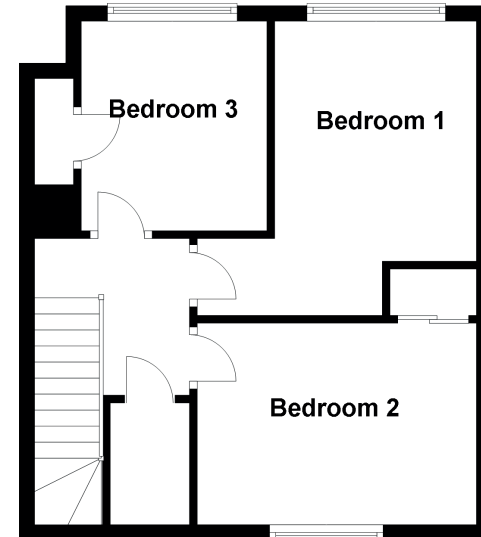
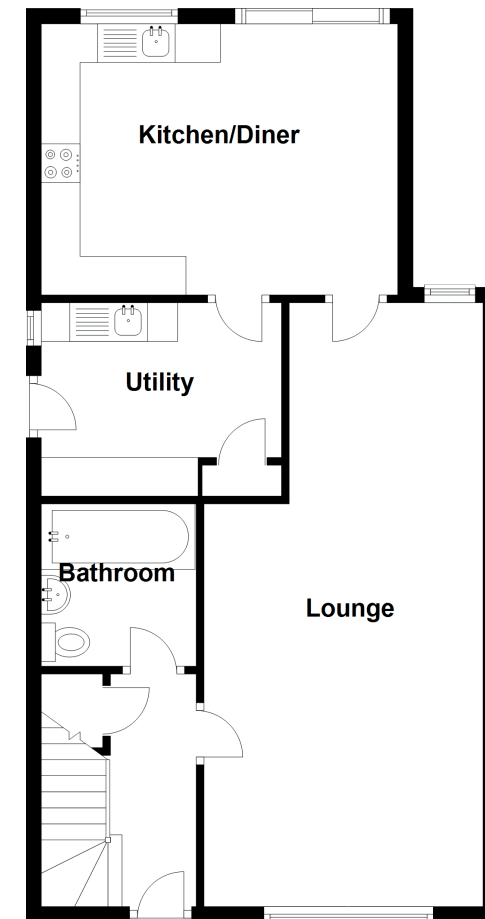
Externally there are gardens front and back. The front is laid to grass and shrub borders and there is a 'tarmac' drive leading to a single garage that has benefitted from a new roof in the last few months. The back garden is a little haven with a large patio and an area of grass, again with shrub borders. Overall this is a spacious and lovely home in an established residential area and ready to walk into.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	7.80m (25'7") x 3.60m (11'10")
Kitchen/Diner	4.60m (15'1") x 3.50m (11'6")
Utility	3.10m (10'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")
Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	2.71m (8'11") x 2.40m (7'10")

Gross internal floor area (m²): 96m²
EPC Rating: C



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Part
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