




McEwan Fraser Legal

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ARBROATH, ANGUS, DD11 1BJ



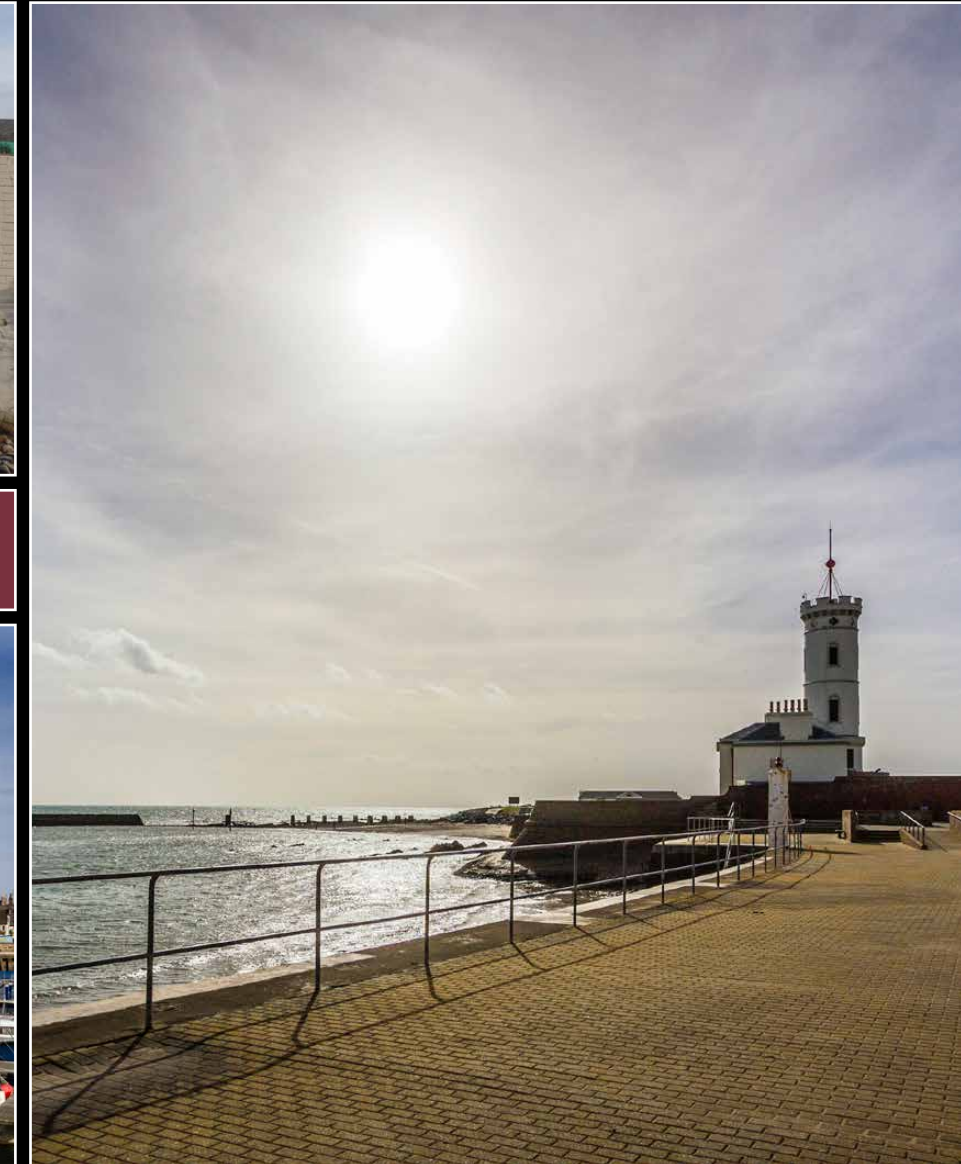
the location

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 north-east 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.



ARBROATH ABBEY, ARBROATH HARBOUR
& BELL ROCK SIGNAL TOWER MUSEUM





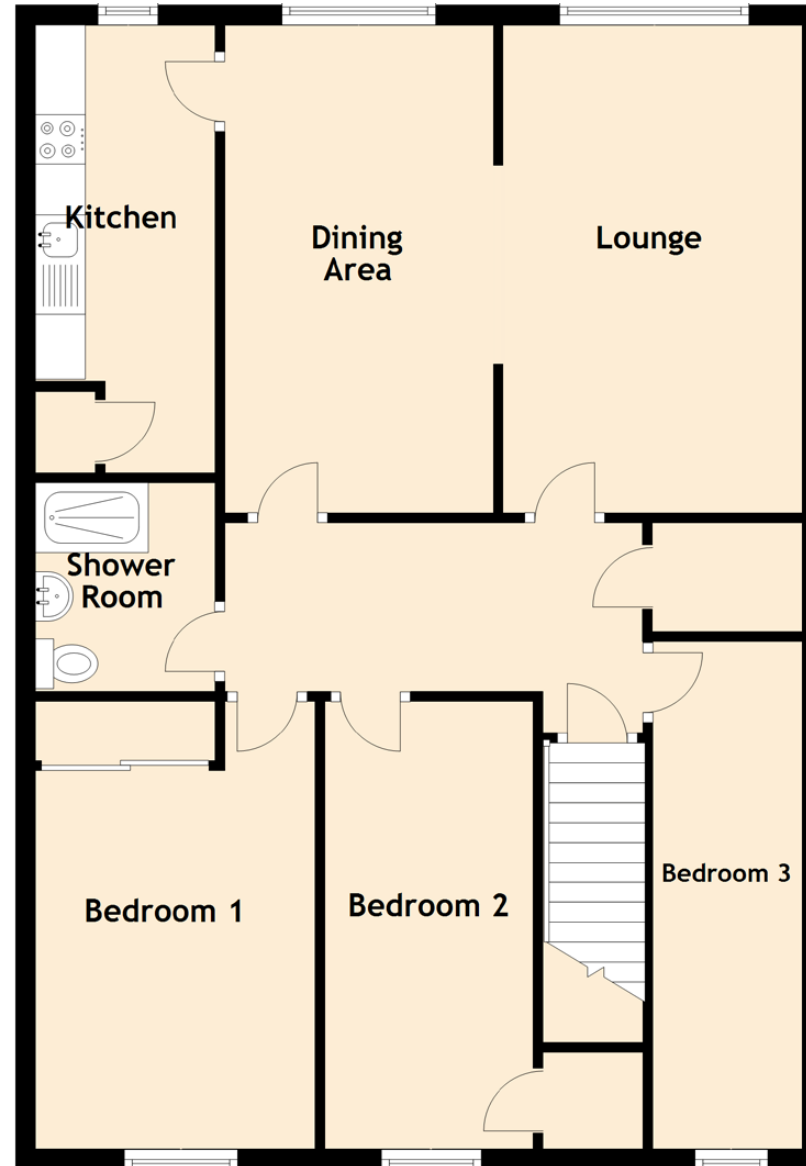
the property

We are delighted to offer this extremely spacious first floor flat with its own private door from the rear of the building with steps leading up to the front door. The flat forms part of a small select block of flats, which is ideally situated within a prime residential area after affectionally named as 'the fit o' the toon', conveniently situated close to Beach, Parkland, Harbour, Marina and other local amenities.

You have a spacious entrance hallway with all doors leading from here. The living room, dining room and kitchen are all open plan at the front of the flat, which works well and allows an abundance of light to fill the rooms. The kitchen has a modern range of cupboards and appliance space with a serving area. The kitchen has tiles while the other rooms have laminated flooring and wood framed double glazing throughout. There is electric heating throughout the flat. The flat enjoys three bedrooms, two are good size doubles, one with a fitted double wardrobe, the other with a cupboard. The 3rd bedroom is a large single with access to the loft space via a Ramsay ladder. Finishing the accommodation is a large cupboard and family three-piece modern shower-room suite with large electric shower.

Outside is a private courtyard style garden with artificial grass and seating area. There is one allocated parking space in the car park and visitor spaces. The flat is very generous in size and an internal inspection is highly recommended.



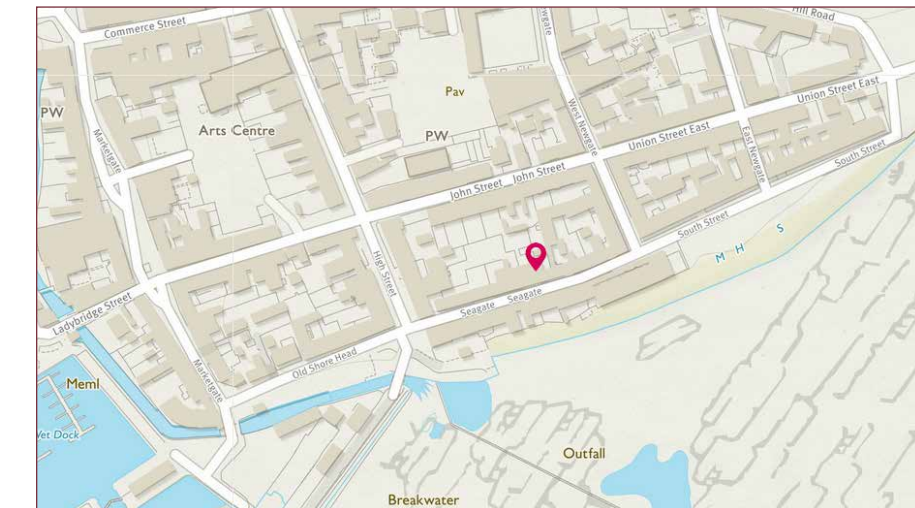


**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.90m (16'1") x 3.00m (9'10")
Dining Area	4.90m (16'1") x 2.70m (8'10")
Kitchen	4.50m (14'9") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	4.50m (14'9") x 2.10m (6'11")
Bedroom 3	5.10m (16'9") x 1.50m (4'11")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): **85m²**

EPC Rating: **C**



NEAR SEA



LOCAL AMENITIES



PLACES TO EAT




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**Part
 Exchange
 Available**

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Text and description
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 Surveyor



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 Photographer



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