




McEwan Fraser Legal
Solicitors & Estate Agents
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ARBROATH, ANGUS, DD11 1JD



AREA

ARBROATH

ANGUS

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.



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LORDBURN

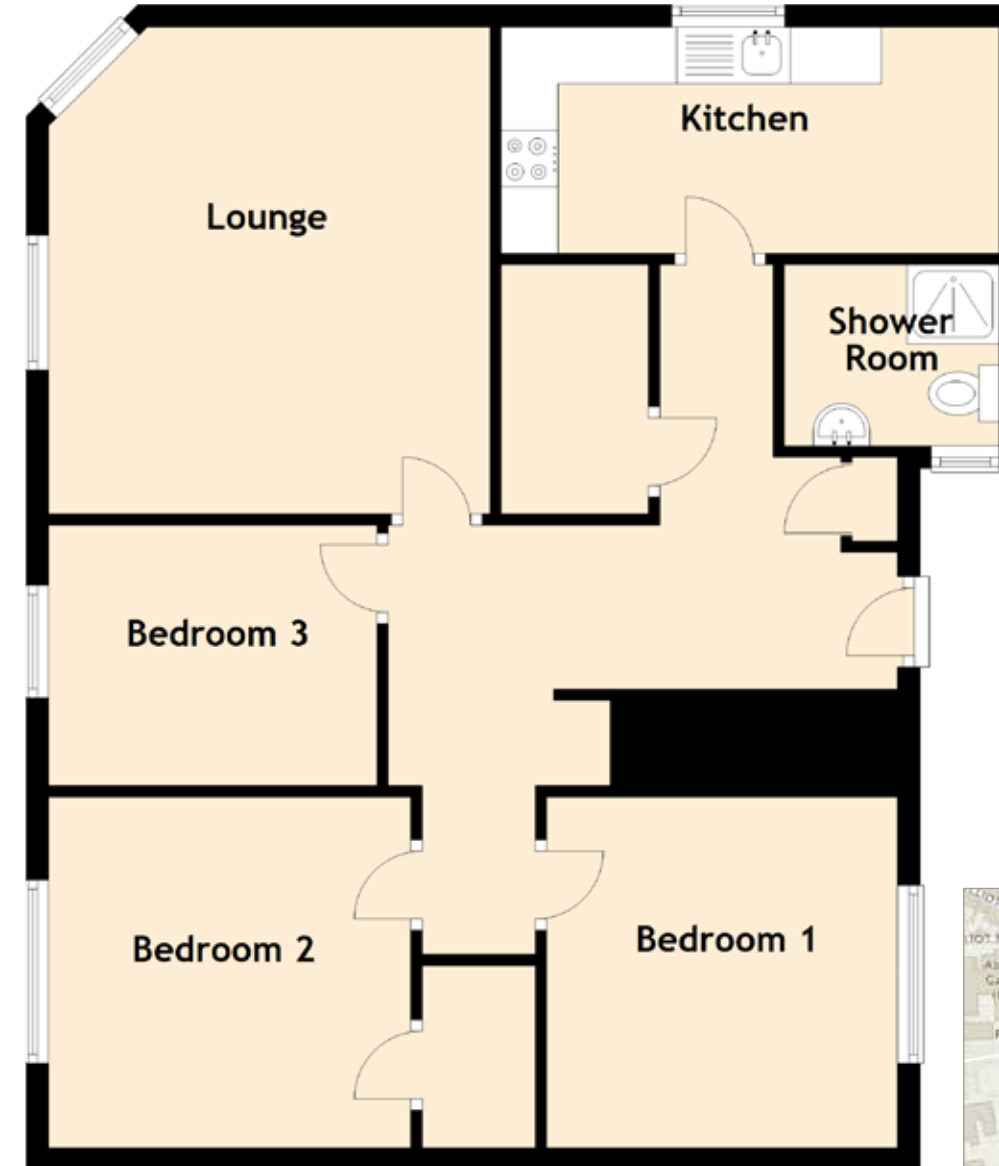
ARBROATH

McEwan Fraser Legal is delighted to present this 3 bedrooms, 1st floor flat in Arbroath. The property is in walk-in condition and is a credit to the present owner. The property is centrally located and in easy access of most amenities including large supermarkets and railway station, harbour etc., and the Historic Abbey is a stone's throw away. Inside, the property is in excellent decorative order and comprises:

- Kitchen; floor and wall units with oven, hob and cooker hood
- Spacious living area with fairly new carpets
- 3 good size bedrooms, all carpeted and with excellent storage
- Shower room with a wet-wall finish

In addition to this, the property includes gas central heating. This is a great opportunity for someone starting out and gaining independence or for those looking for extra space to acquire a central flat in a fantastic location.





DETAILS & SPECIFICATIONS

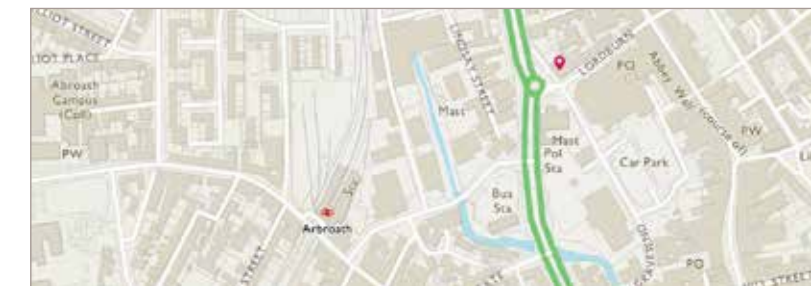
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	4.40m (14'5") x 2.00m (6'7")
Bedroom 1	3.10m (10'2") x 3.10m (10'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	2.90m (9'6") x 2.30m (7'7")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 71m²

EPC Rating: D






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