




McEwan Fraser Legal

Solicitors & Estate Agents

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19 Stoneycroft Lane

ARBROATH, DD11 1PZ



Arbroath

DD11 1PZ

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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McEwan Fraser Legal is delighted to present this three-bedroom, top floor Maisonette with views of the Harbour in Arbroath. The property is in walk-in condition and is centrally located and in easy access of most amenities including large supermarkets and railway station, harbour etc.

Inside, the property is in excellent decorative order with new carpets throughout, and benefits from spectacular views over the coastline and harbour. The lower floor comprises a spacious living area with a neutral colour scheme and a dining kitchen with floor and wall units including oven, hob and cooker hood. There is plumbing for a washing machine. On the upper floor are three good size bedrooms each with a built-in wardrobe, along with a box room and a bathroom. In addition to this, the property includes central heating.

This is a fantastic opportunity for someone starting out, or for those looking for extra space, to acquire a central flat in a fantastic location. The views are stupendous and this property is one you should not miss off your viewing list.

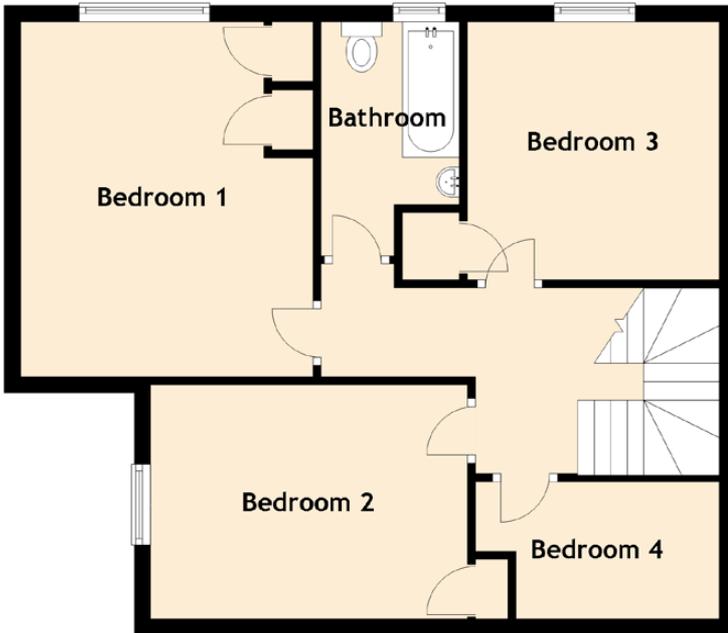












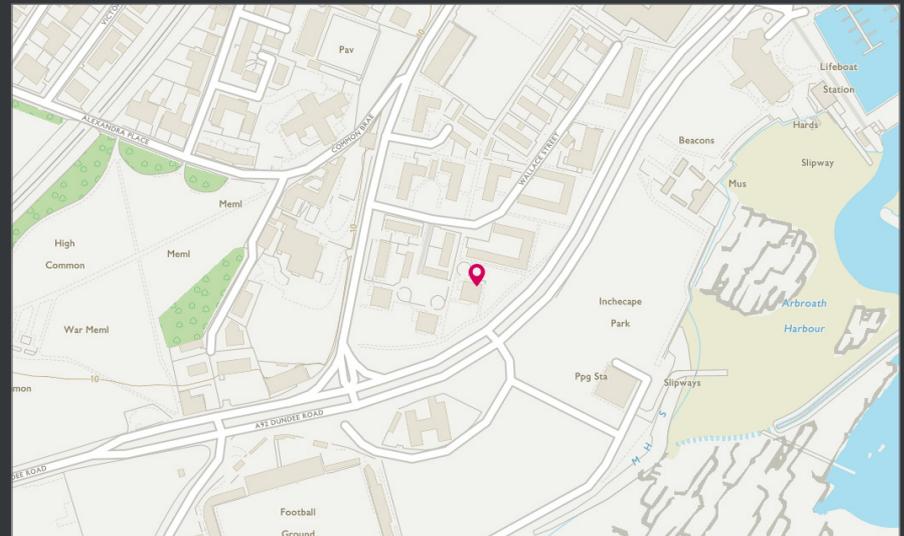
Specifications & Details

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Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Kitchen	4.80m (15'9") x 3.20m (10'6")
Bedroom 1	4.30m (14'1") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bedroom 4	3.00m (9'10") x 1.70m (5'7")
Bathroom	2.90m (9'6") x 1.70m (5'7")

Gross internal floor area (m²): 99m² | EPC Rating: C






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Part
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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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 Designer