

# 19 Earl Matthew Avenue

ARBROATH, DD11 5JU



*This three-bedroom mid-terraced villa is a testament to contemporary living with a touch of natural charm*



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McEwan Fraser Legal is delighted to offer part exchange, even if you are downsizing. Ask us for details.

Presenting a modern marvel, this three-bedroom mid-terraced villa, recently constructed, encapsulates the epitome of contemporary living. This home strikes a perfect balance between functionality and aesthetics, resulting in an inviting and comfortable haven.

# THE LOUNGE



Sunlight dances effortlessly throughout the interior, creating a bright and uplifting atmosphere. The expansive lounge stands as the centre-piece, graced by French doors that seamlessly connect to a garden of beauty. Step outside, and you'll discover a captivating outdoor space that resembles a mini eco-system, brimming with flourishing plants and captivating features.



# THE KITCHEN



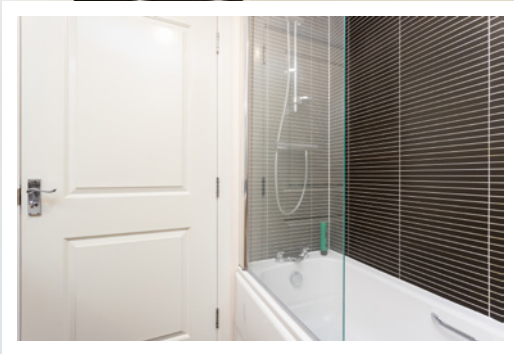
The modern kitchen, designed with chic sensibilities, offers an elegant backdrop for your culinary adventures. On the ground floor, a guest toilet adds an element of convenience to daily living, reflecting the home's practicality.





The upper floor houses three bedrooms, each with its own unique charm. Two of these bedrooms proudly feature built-in wardrobes, marrying style with functionality. The versatile third bedroom, although compact, holds immense potential as a home office or a nurturing nursery, a space that readily adapts to your lifestyle. The family bathroom, complete with a shower over the bath, encapsulates modern comfort.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Beyond the indoors, the garden is a sanctuary of natural wonder. Its abundance of plants and intriguing features foster a sense of tranquillity and connection with nature. A bike shed adds a practical touch, catering to your storage needs.

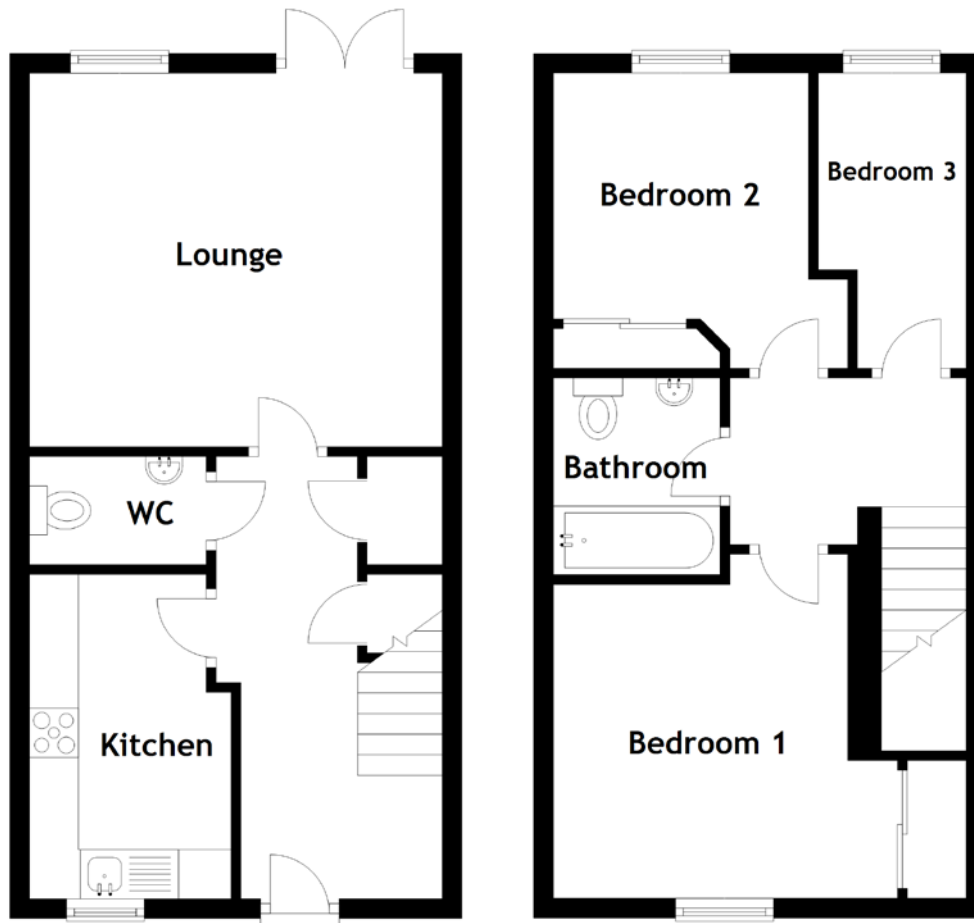
In summary, this three-bedroom mid-terraced villa is a testament to contemporary living with a touch of natural charm. From its adaptable spaces to its captivating garden, this property presents a canvas where comfort and aesthetics coexist harmoniously. Contact us today to explore the potential of making this modern haven your very own.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

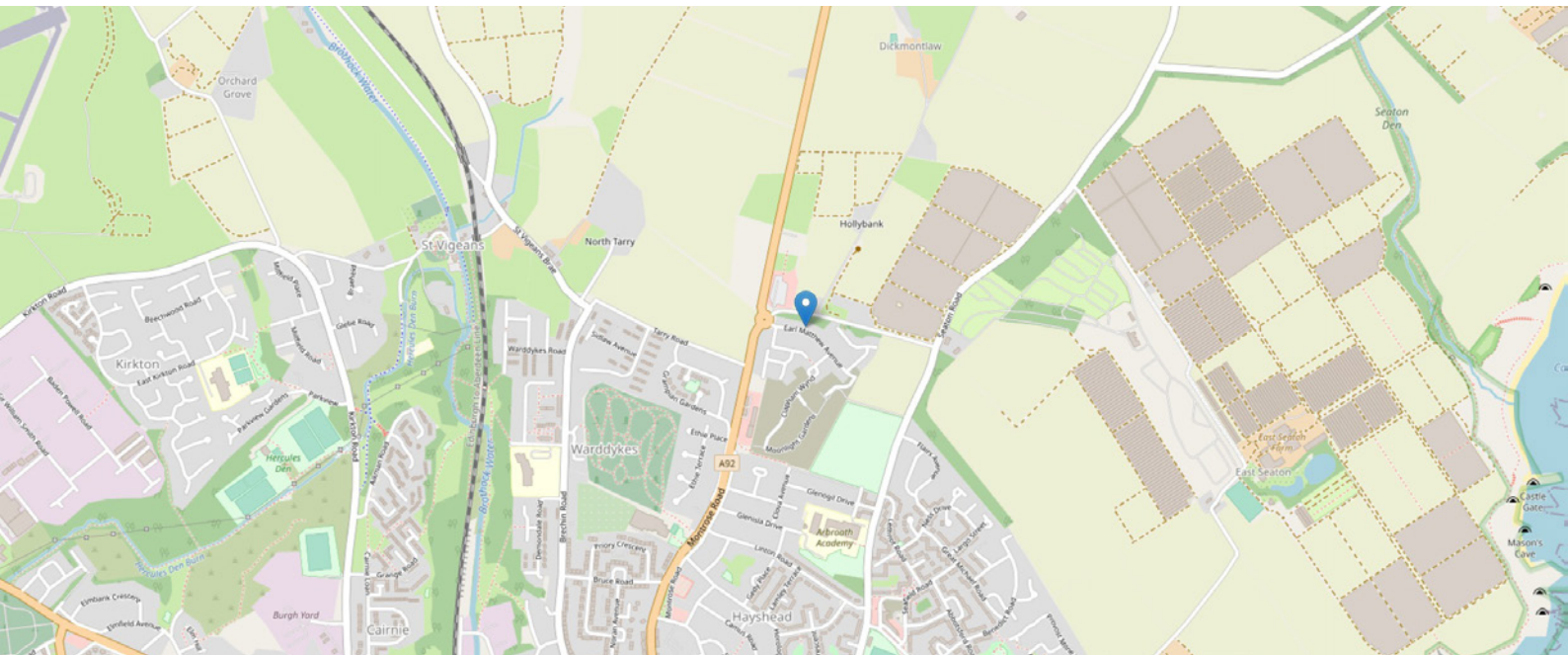


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 2.00m (6'7")
WC	1.80m (5'11") x 1.10m (3'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Arbroath, a charming coastal town in Scotland, offers a unique blend of history, natural beauty, and modern amenities that make it an appealing destination for those considering buying a home. Nestled on the east coast of Scotland, Arbroath boasts a character all its own that's sure to capture your heart. Steeped in history, Arbroath is renowned for its iconic Arbroath Abbey, a historic medieval ruin that holds significant importance in Scottish heritage. The town's rich maritime history is evident in its bustling harbour, where you can witness traditional fishing boats alongside modern vessels, creating a picturesque and vibrant scene.







For those who appreciate the great outdoors, Arbroath doesn't disappoint. The stunning coastline offers breathtaking views and a chance to explore dramatic cliffs, sandy beaches, and picturesque fishing villages. The scenic walks along the cliffs or along the sandy shores provide moments of serenity and inspiration.

The town boasts a range of amenities, from local shops and markets to restaurants serving fresh seafood – a culinary delight given its coastal location. The bustling town centre combines modern convenience with historical charm, offering a variety of services and shops to cater to your needs.

With excellent transportation connections, including rail and road links, Arbroath provides easy access to other major Scottish cities and destinations. For families, the town offers well-regarded schools, parks, and recreational facilities, creating a nurturing environment for all ages.

Whether you're captivated by its historic landmarks, drawn to its natural beauty, or enticed by its sense of community, Arbroath presents a unique opportunity to own a home in a town that seamlessly blends past and present.



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