



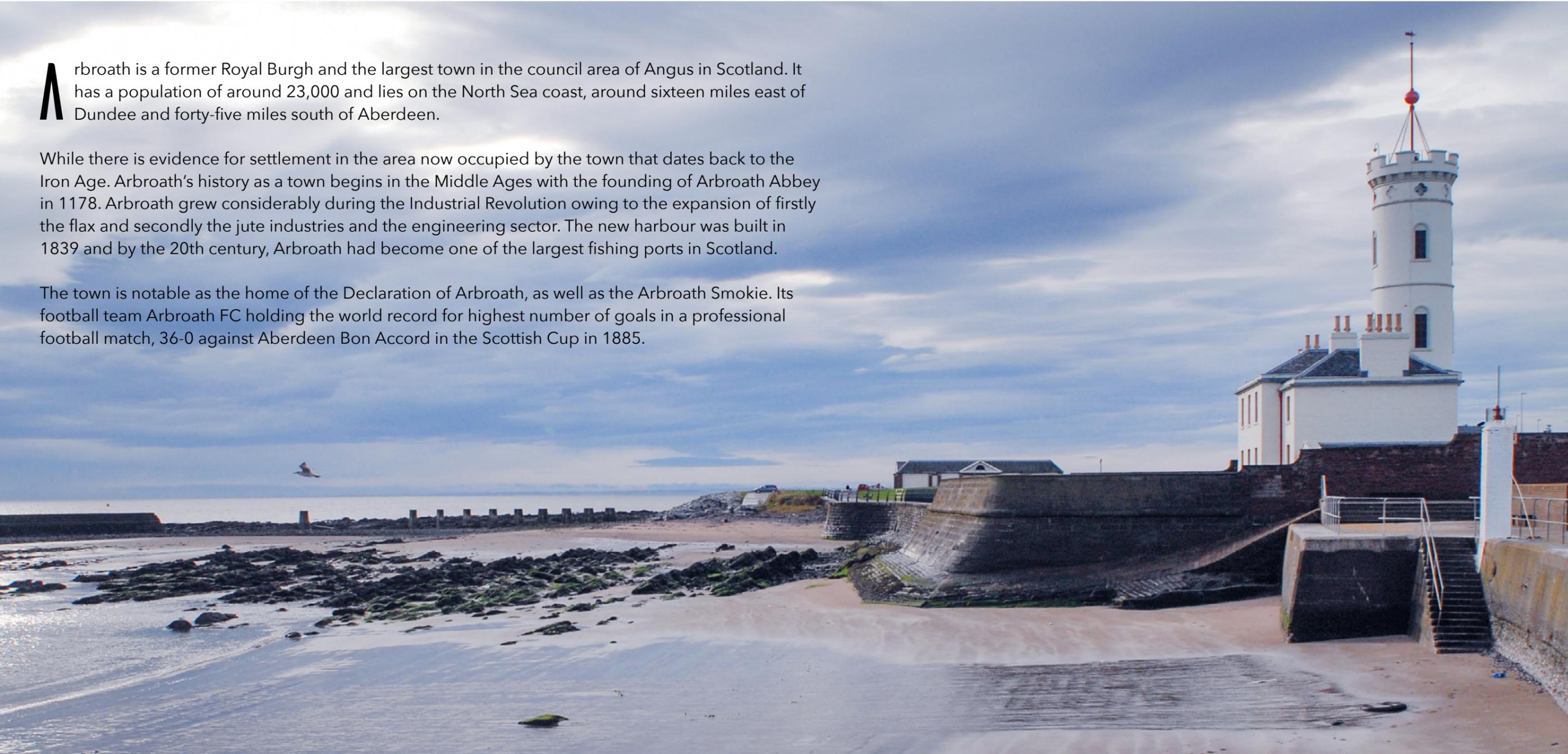
VIEWFIELD COURT, ARBROATH

**McEwan Fraser Legal**
Solicitors & Estate Agents

Arbroath is a former Royal Burgh and the largest town in the council area of Angus in Scotland. It has a population of around 23,000 and lies on the North Sea coast, around sixteen miles east of Dundee and forty-five miles south of Aberdeen.

While there is evidence for settlement in the area now occupied by the town that dates back to the Iron Age. Arbroath's history as a town begins in the Middle Ages with the founding of Arbroath Abbey in 1178. Arbroath grew considerably during the Industrial Revolution owing to the expansion of firstly the flax and secondly the jute industries and the engineering sector. The new harbour was built in 1839 and by the 20th century, Arbroath had become one of the largest fishing ports in Scotland.

The town is notable as the home of the Declaration of Arbroath, as well as the Arbroath Smokie. Its football team Arbroath FC holding the world record for highest number of goals in a professional football match, 36-0 against Aberdeen Bon Accord in the Scottish Cup in 1885.



An exciting development of Luxury Apartments in popular West End location. Purchasers will be able to choose from a range of quality fitted kitchens and bathrooms. In addition, they will benefit from double glazing, gas heating and a private parking space. These properties must be viewed internally to be fully appreciated.



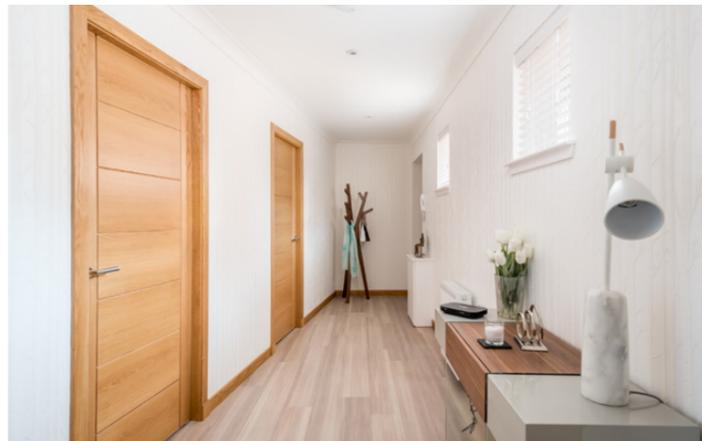
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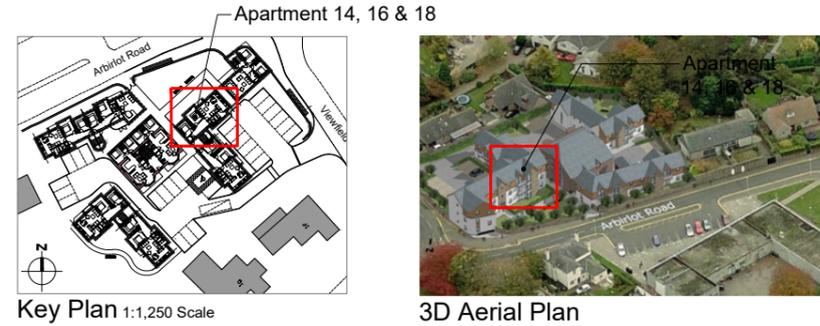
We've taken pictures of the show flat to show you the high-quality finish the flats have to offer. On the viewing, you can see the different ranges of kitchen and bathrooms which you can choose from. The flats will comprise of secure entry access with 1 allocated parking space and further guest spaces. Accommodation will include an open plan very spacious kitchen/living space area that works very well with a utility room off it. The two bedrooms are both doubles in size with fitted double wardrobes. Completing the accommodation is a large three-piece suite shower room with tiled finish and mains pressure shower. Outside will be a bin storage area, drying facility with a mutual area of gardens and grounds to the rear.

NB: The builder will discuss everything else on viewings. A deposit will take the property off the market.



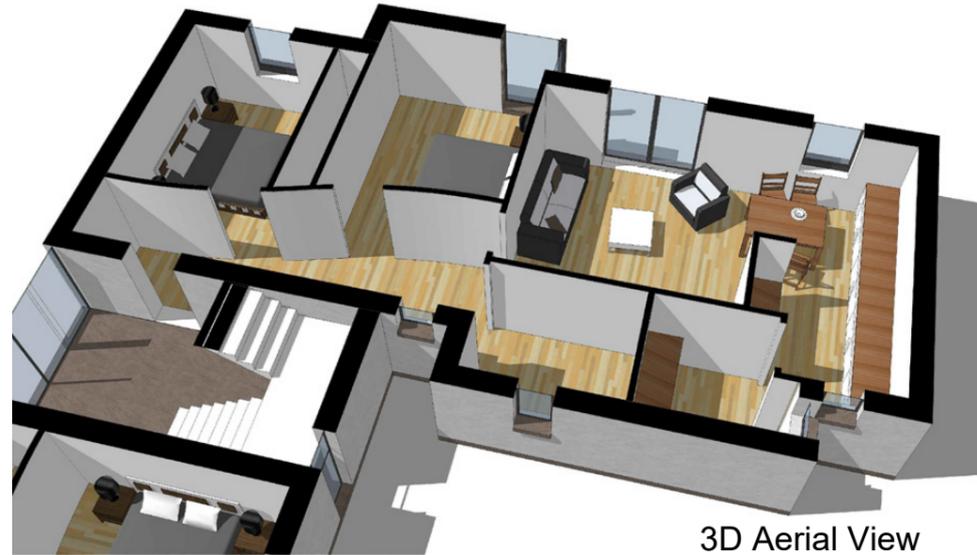


Viewfield Court, Arbroath



Key Plan 1:1,250 Scale

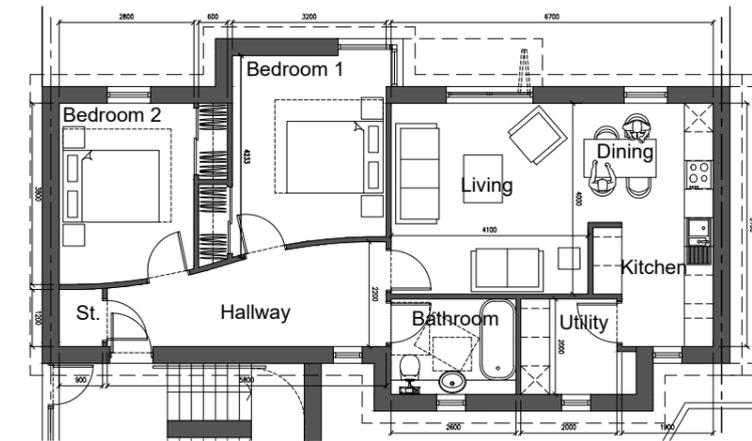
3D Aerial Plan



3D Aerial View

Accommodation Schedule: Apartment 14, 16, 18

Room	Dimensions	Area
Bedroom 1	3.2 x 4.2 m	13.4 m ²
Bedroom 2	2.8 x 3.8 m	10.6 m ²
Hallway	6.8 x 2.2 m	11.6 m ²
Bathroom	2.0 x 2.6 m	5.2 m ²
Living	4.0 x 4.1 m	16.4 m ²
Utility	2.0 x 2.0 m	3.4 m ²
Storage	0.9 x 1.2 m	1.1 m ²
Kitchen / Dining	2.6 x 5.1 m	12.3 m ²



Proposed Floor Plan (GIFA: 78 m²)

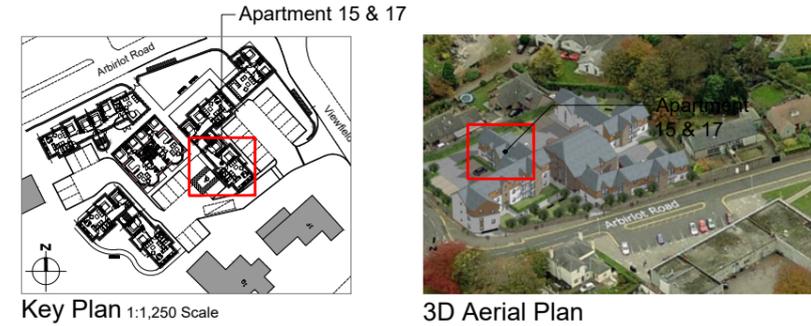
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Apartment 14 (Ground Floor), 16 (First Floor) & 18 (Second Floor)
2 Bedroom 4 Person Apartment

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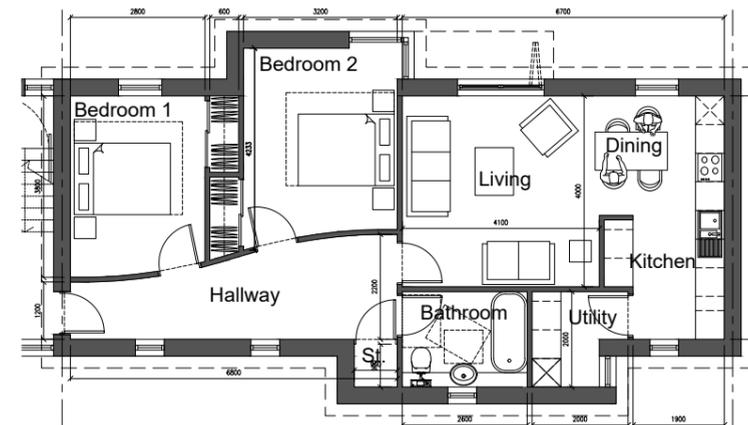
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Viewfield Court, Arbroath



Key Plan 1:1,250 Scale

3D Aerial Plan



Proposed Floor Plan (GIFA: 78 m²)

Accommodation Schedule: Apartment 15, 17

Room	Dimensions	Area
Bedroom 1	2.8 x 3.8 m	10.6 m ²
Bedroom 2	3.2 x 4.2 m	13.4 m ²
Hallway	6.8 x 2.2 m	11.6 m ²
Bathroom	2.0 x 2.6 m	5.2 m ²
Living	4.0 x 4.1 m	16.4 m ²
Utility	2.0 x 2.0 m	3.4 m ²
Storage	0.9 x 0.9 m	0.8 m ²
Kitchen / Dining	2.6 x 5.1 m	12.3 m ²



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Apartment 15 (Ground Floor) & 17 (First Floor)
2 Bedroom 4 Person Apartment

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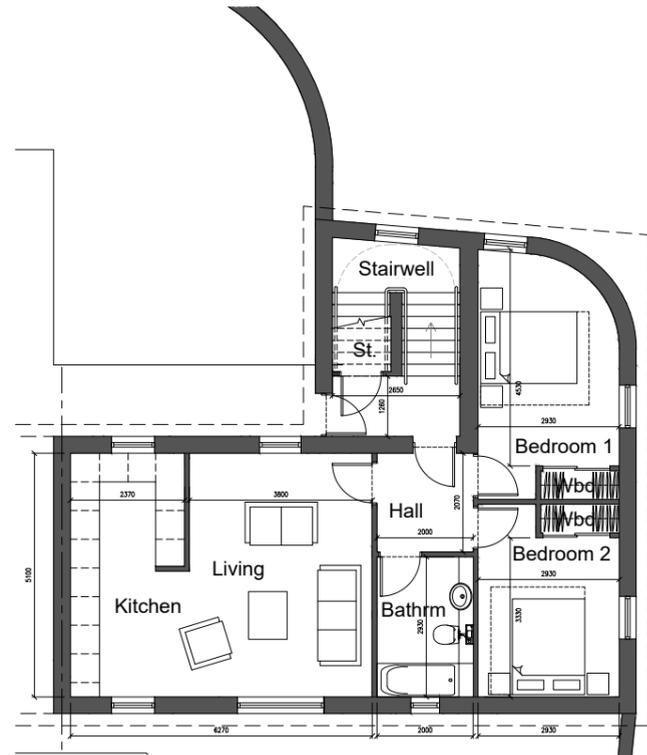
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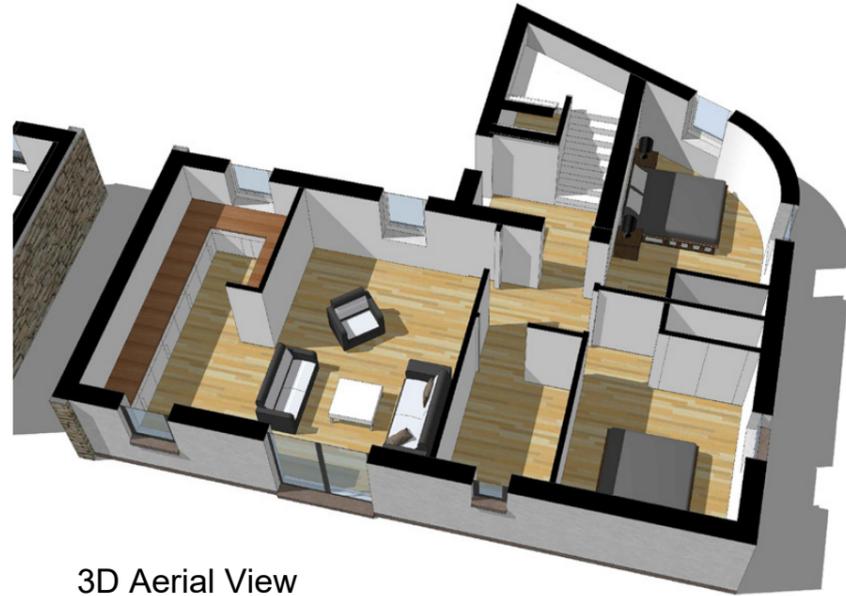
Key Plan 1:1,250 Scale



3D Aerial Plan



Proposed Floor Plan (GIFA: 70 m2)



3D Aerial View

Accommodation Schedule: Apartment 19

Room	Dimensions	Area
Bedroom 1	4.5 x 2.9 m	14.3 m ²
Bedroom 2	3.3 x 2.9 m	11.8 m ²
Hallway	2.0 x 2.1 m	4.1 m ²
Bathroom	2.0 x 2.9 m	5.9 m ²
Living	3.8 x 5.1 m	19.4 m ²
Kitchen	2.4 x 5.1 m	12.1 m ²

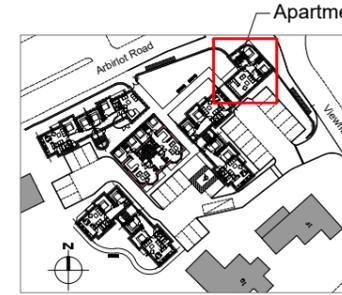
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Apartment 19 (Ground Floor)
2 Bedroom 4 Person Apartment

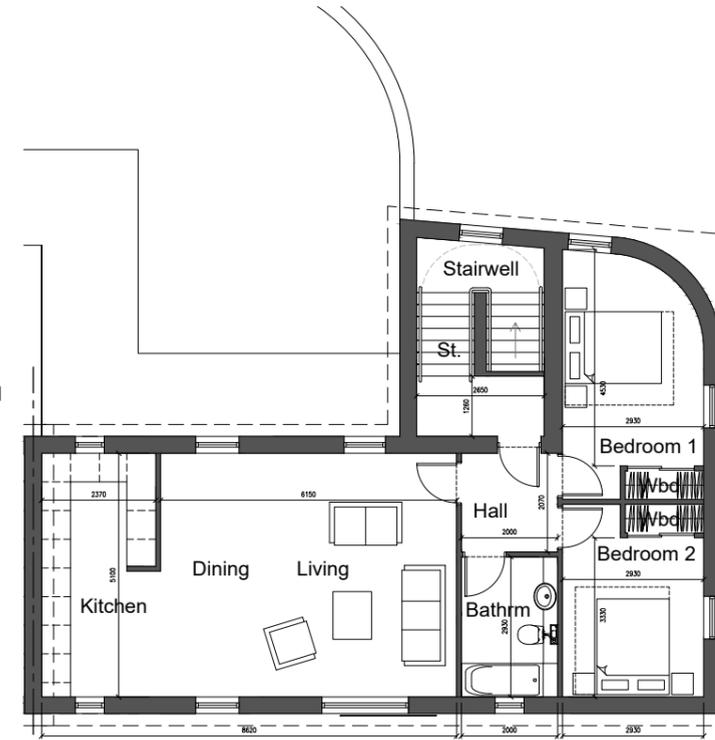
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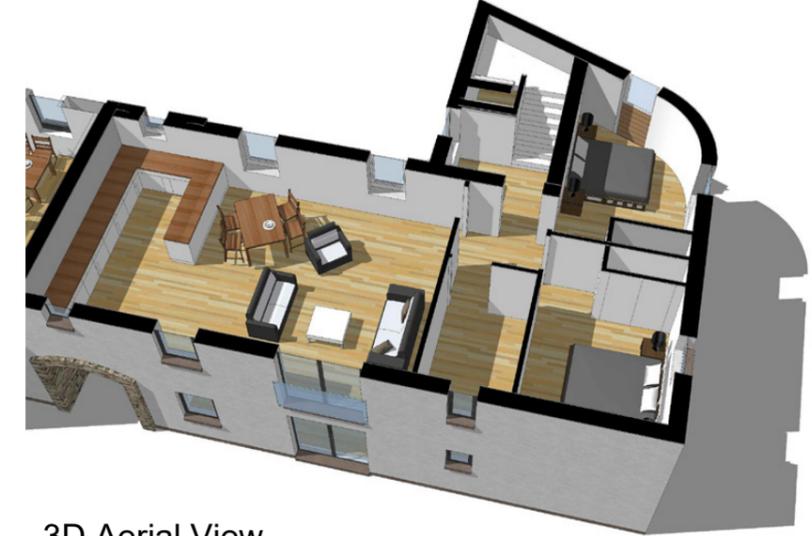
Key Plan 1:1,250 Scale



3D Aerial Plan



Proposed Floor Plan (GIFA: 83 m2)



3D Aerial View

Accommodation Schedule: Apartment 20 & 21

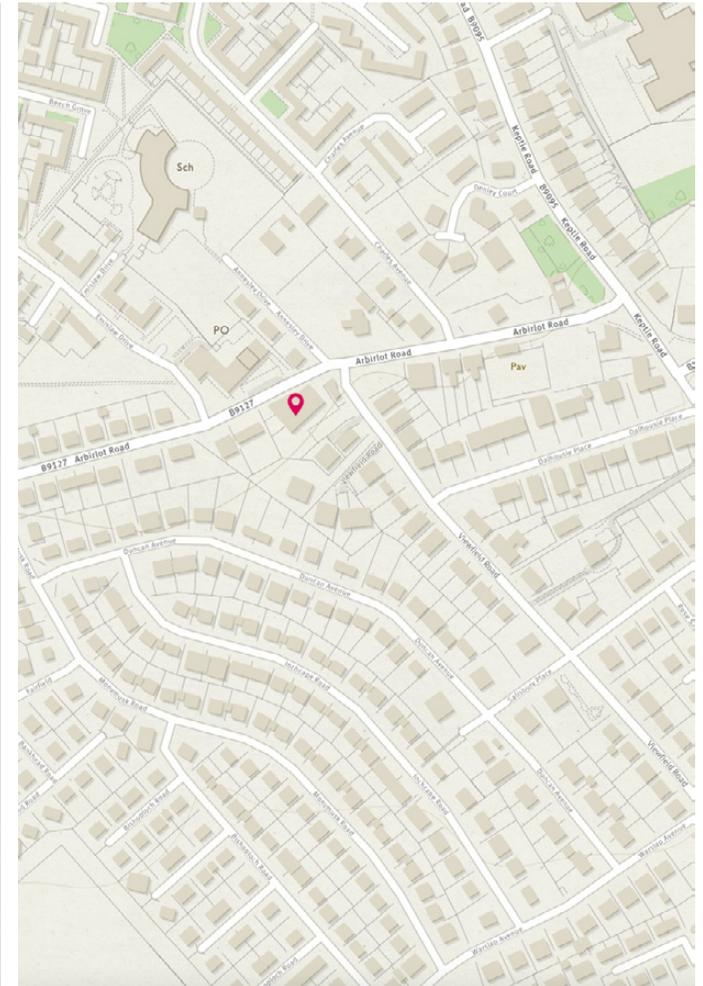
Room	Dimensions	Area
Bedroom 1	4.5 x 2.9 m	14.3 m ²
Bedroom 2	3.3 x 2.9 m	11.8 m ²
Hallway	2.0 x 2.1 m	4.1 m ²
Bathroom	2.0 x 2.9 m	5.9 m ²
Dining/Living	6.2 x 5.1 m	31.4 m ²
Kitchen	2.4 x 5.1 m	12.1 m ²

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Apartment 20 (First Floor) & 21 (Second Floor)
2 Bedroom 4 Person Apartment



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