



  
Solicitors & Estate Agents  
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6 Demondale Road

ARBROATH, DD11 1TP





# 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. For the commuter, 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.

There is a primary school in Colliston and nearby Arbroath provides an extensive range of shopping, business and leisure facilities.





# the property

McEwan Fraser Legal is delighted to present this two-bedroom flat in Arbroath. The property is in walk-in condition. The flat is located in a popular location with good transport links. Inside, the property comprises of:

- Fully equipped kitchen; Floor and wall-mounted cabinets and a free-standing cooker
- Spacious living/dining area with ample room for dining table and chairs.
- Two bedrooms
- Shower room

This is a good opportunity to acquire an excellent value for money flat in a good location.





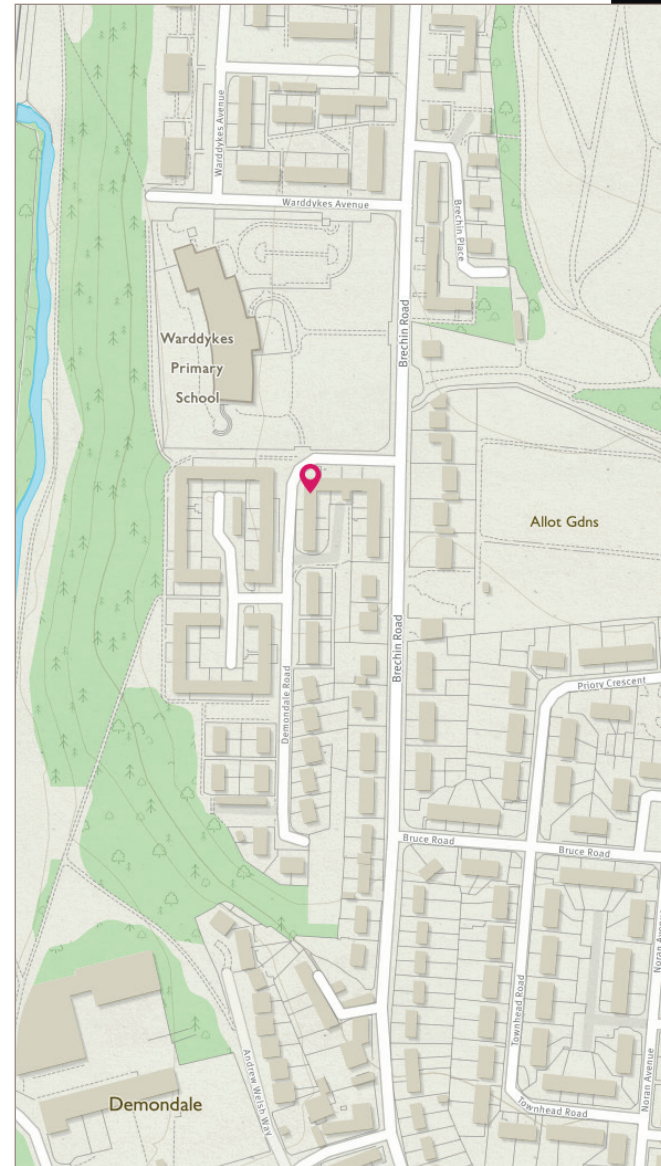


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# the details

Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: C







# McEwan Fraser Legal

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