



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01382 721 212

**23 Hamilton Green**

ARBROATH, DD11 1JG



# Arbroath

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. 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.





# 23 Hamilton Green

An opportunity has arisen to purchase this beautifully presented split level Maisonette located off the high street in Arbroath.

Access the property through its own private door walking into the entrance hall with space for storage and access to a courtyard garden with patio area and drying facility. Climb the stairs to the first floor into the hallway.

The living room enjoys a front aspect through two double glazed windows and is of good proportions. The kitchen/breakfast room has been refitted and offers a comprehensive range of modern eye and base level units with single bowl stainless steel sink unit, mixer tap and drainer, built-in electric oven with four-ring gas hob and extractor hood above. There is also space and plumbing for a washing machine and tumble dryer. The built-in island has seating around and under-counter fridge and freezer, rear aspect double glazed window, cupboard housing boiler.

Bedroom 3 or the family room is a double in size with front facing windows. The refitted three-piece family bathroom suite has an electric shower over bath, tiled walls and rear aspect double glazed window. An inner hallway leads to a further staircase with security entry front door system. From the top of these stairs is access to two large cupboards (one of which could lend itself to an en-suite subject to planning). Both bedrooms are good sized doubles with front facing aspect.

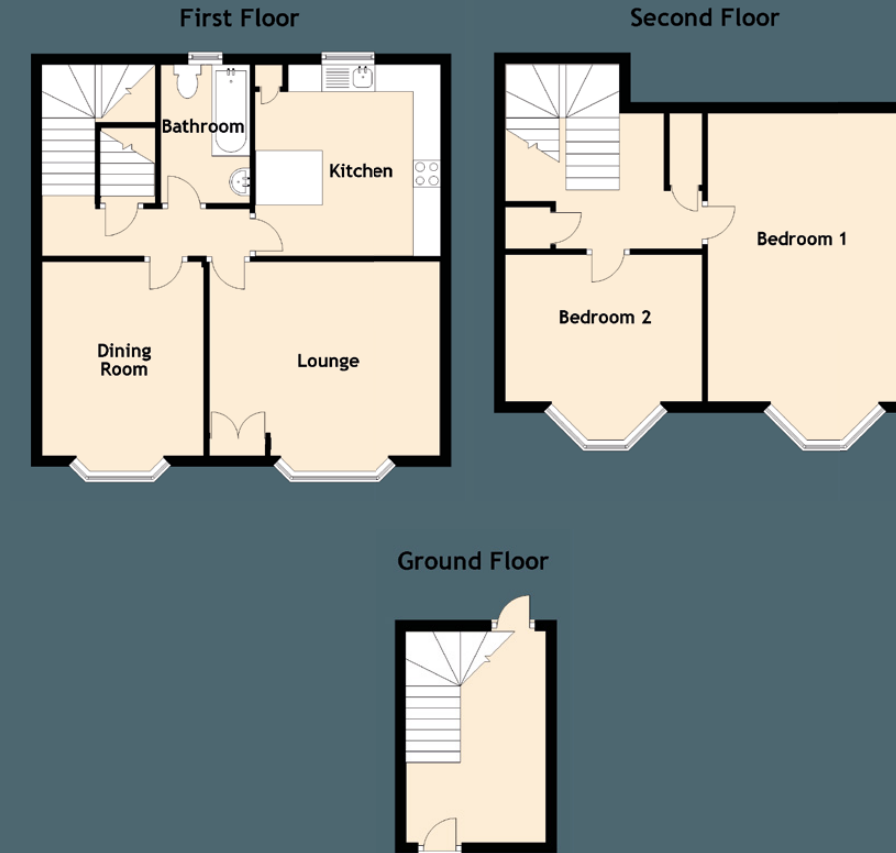
Parking is located to the front on-street. Early viewing is advised.







# Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.08m (13'4") x 3.58m (11'9")
Dining Room	3.58m (11'9") x 3.17m (10'5")
Kitchen	3.63m (11'11") x 3.42m (11'2")
Bedroom 1	5.32m (17'5") x 3.71m (12'2")
Bedroom 2	3.50m (11'6") x 2.71m (8'11")
Bathroom	2.55m (8'4") x 1.64m (5'5")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Floor coverings and fitted appliances.

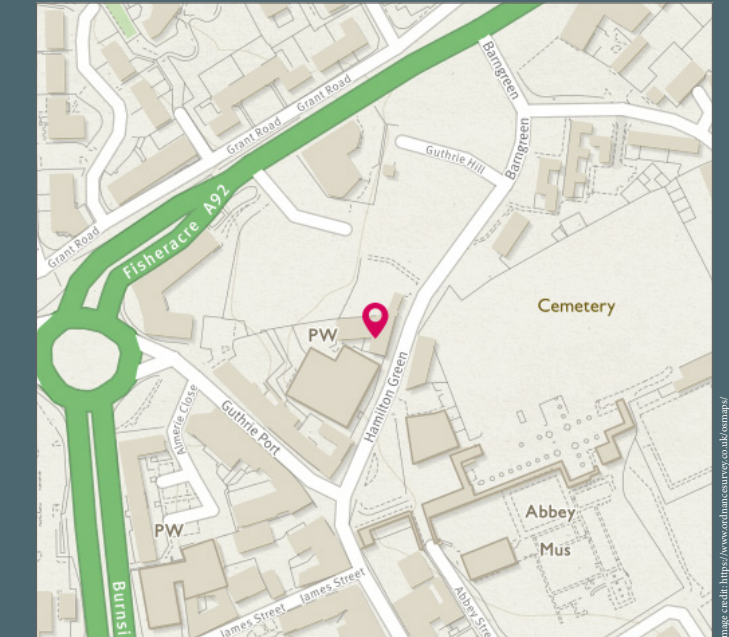


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAMES KEET**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer