




McEwan Fraser Legal

Solicitors & Estate Agents

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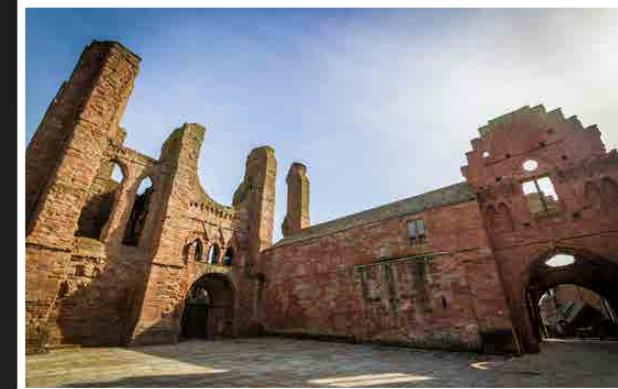
28 Sidlaw Avenue

ARBROATH, ANGUS, DD11 4BG



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 northeast 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.

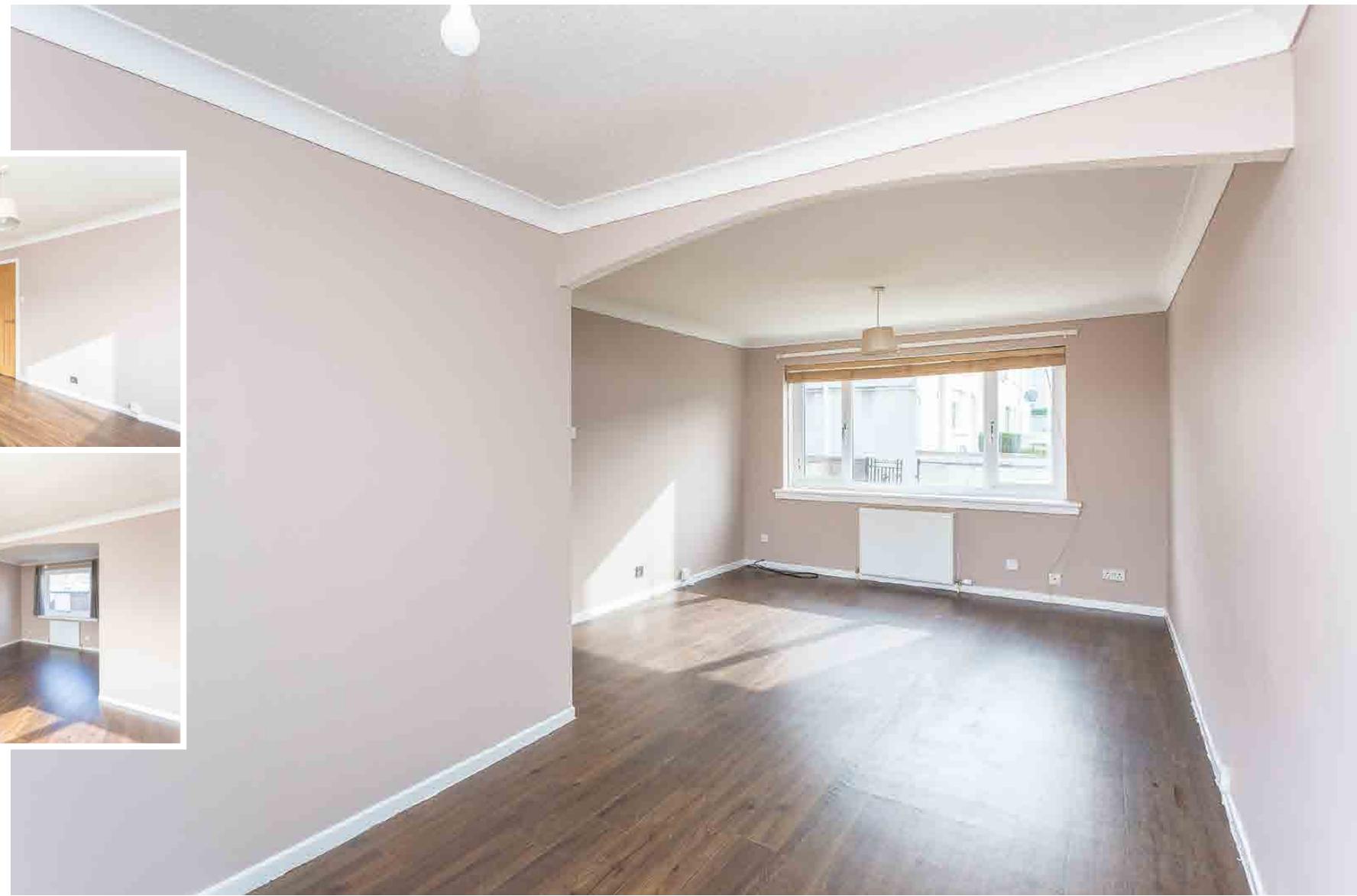


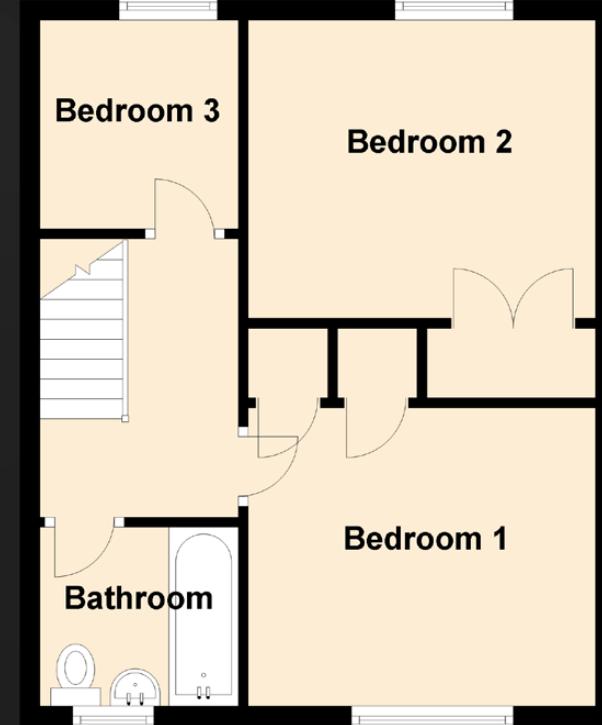
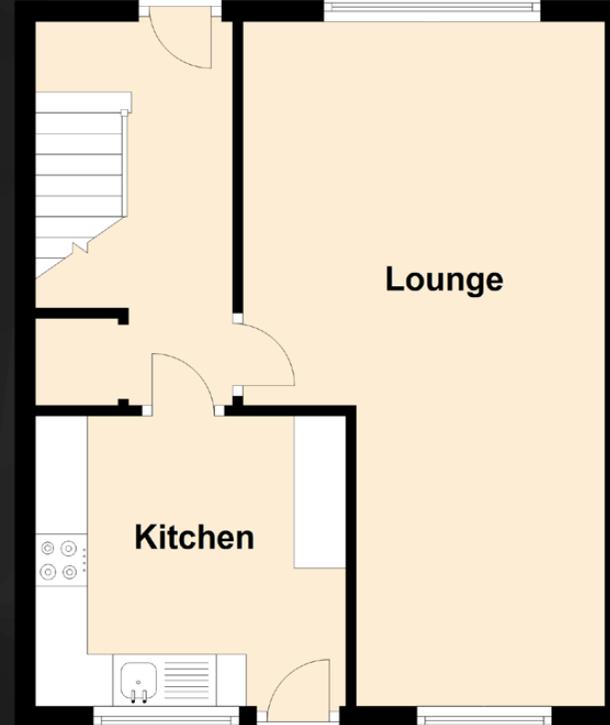
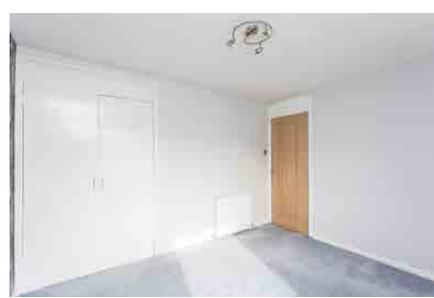


We are delighted to offer onto the open market this well presented mid terraced three bedroom family home, set within this cul-de-sac location. The property is situated within the courtyard with a low maintenance front garden enclosed by brick wall and gate with a pathway.

The hallway has stairs to the first floor under stairs storage, access to the kitchen and lounge/dining room. The lounge/dining room runs from the front to the back of the house with front and rear aspects, upgraded chrome sockets throughout and double glazed windows throughout. The kitchen has a modern range of units with appliance space for a washing machine and upright fridge/freezer with built-in cooker, hob, extractor and microwave. The garden is also accessed from the kitchen. Upstairs are three bedrooms and a modern three-piece bathroom suite.

Outside is an enclosed garden with gate to the car park, shed and lawned garden. Parking is on-street and can be found near the courtyard and behind the property.





Approximate Dimensions
(Taken from the widest point)

Loungew	6.60m (21'8") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 73m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and appliances.






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**Part
 Exchange
 Available**

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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