



  
**McEwan Fraser Legal**  
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**3 Stoneycroft Lane**

ARBROATH, ANGUS, DD11 1PZ



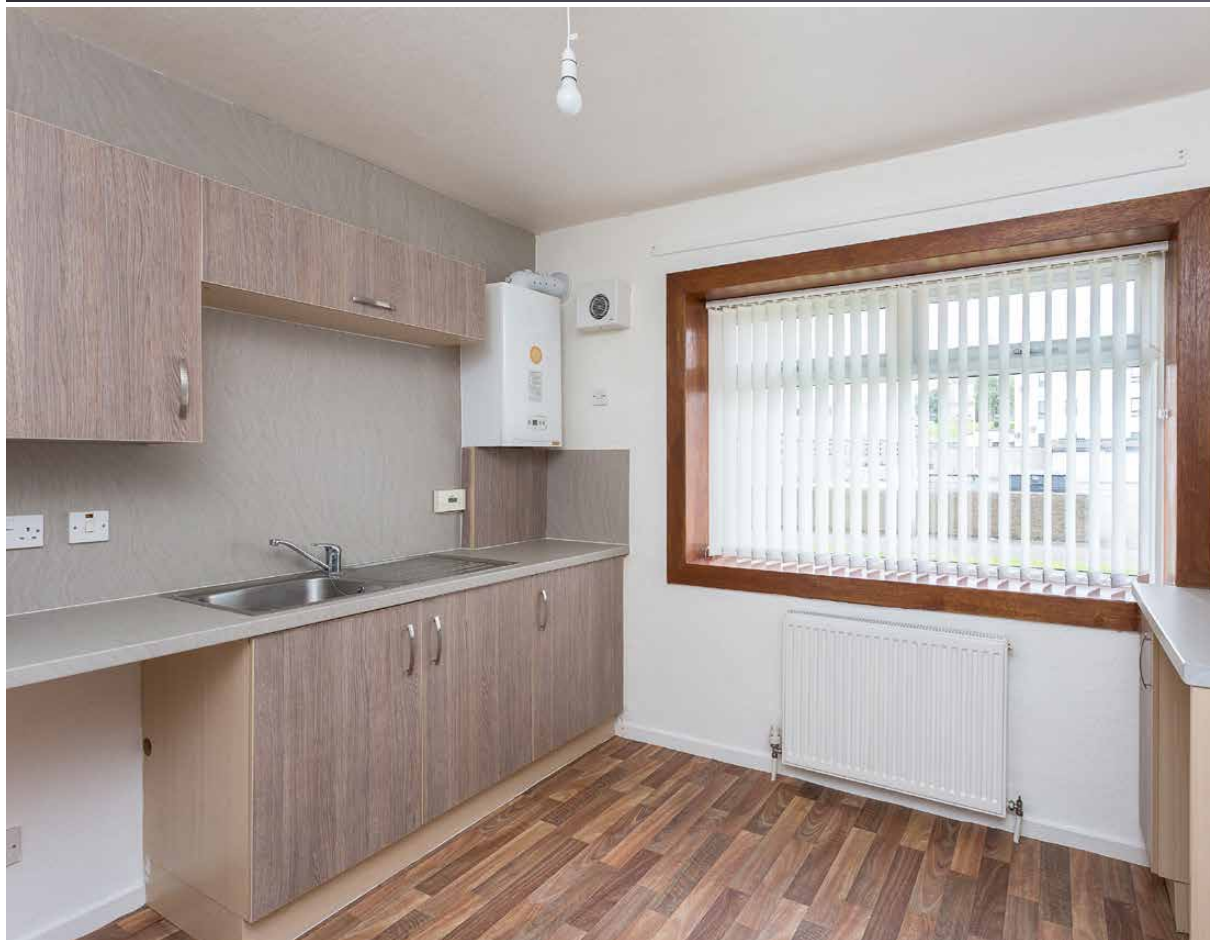
## Arbroath, Angus

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 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.



## Kitchen & Lounge



As you enter the communal entrance, the property is situated to the right, upon access you have a large "L" shaped hallway, providing access to all accommodation on offer.

The southwest lounge boasts fantastic sea views, with newly fitted carpets and calming décor this room offers ample space.

The modern shower room is bright and beautifully finished with a white two-piece suite, with quadrant shower enclosure, mains shower, finished with neutral paint and vinyl flooring. Fitted with a wide range of wall and base units the kitchen provides adequate space for a number of freestanding appliances.

The two generous double bedrooms both situated to the rear providing space for a wide range of furniture styles, both with pleasant feature wallpaper, carpets, and blinds.

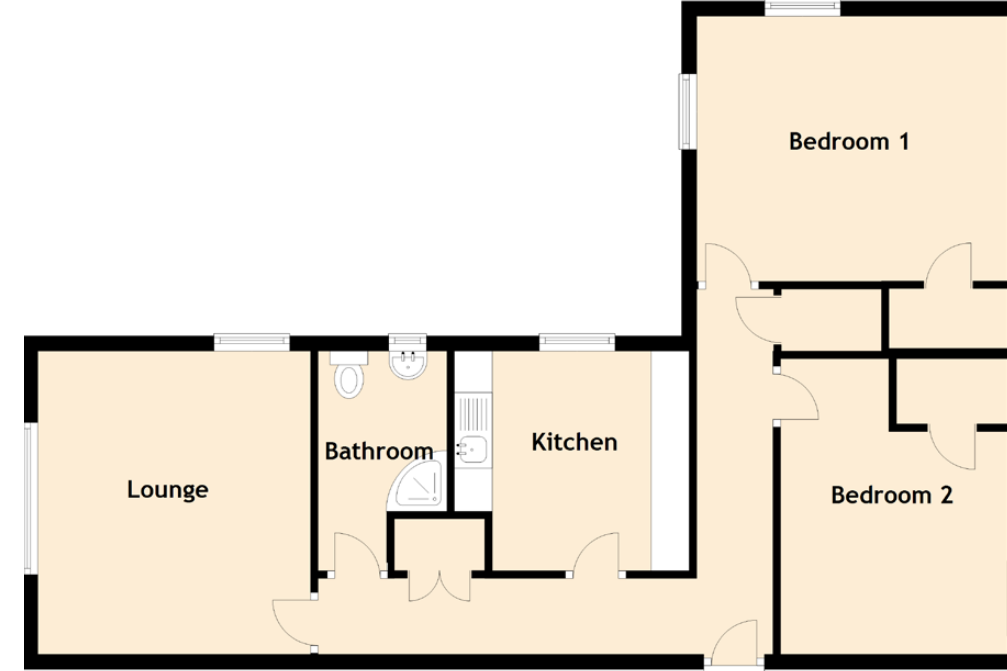
Throughout the property, you have a number of deep storage cupboards.

There is off-street parking for residents and visitors, communal drying green and external storage cupboard.

Early viewing is highly recommended.



## Bedrooms & Bathroom



### Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 1.70m (5'7")

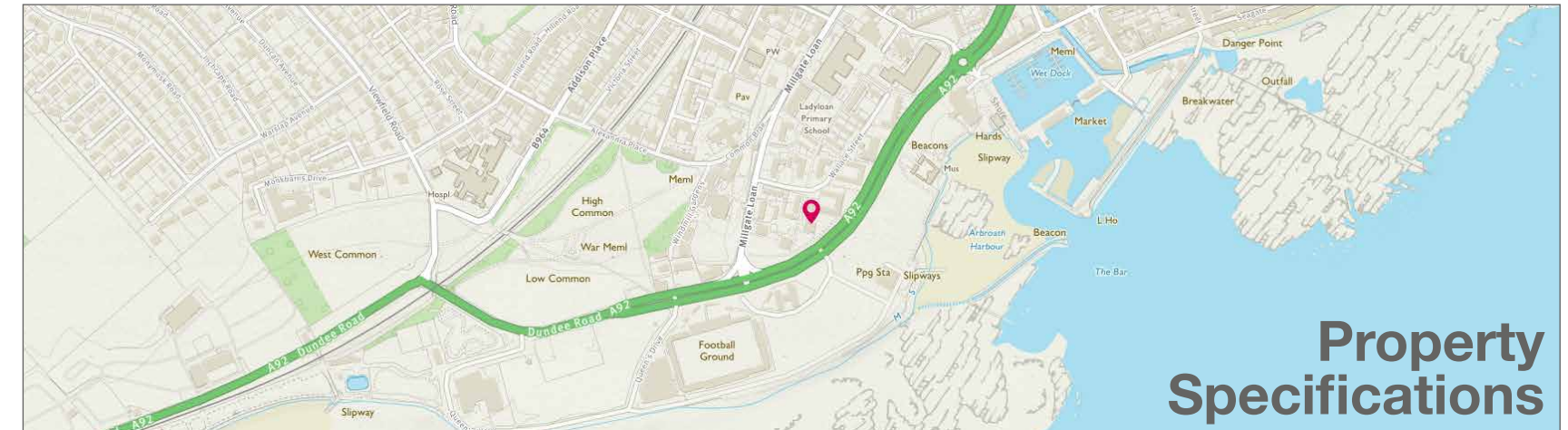
### Gross internal floor area (m<sup>2</sup>):

72m<sup>2</sup>

### EPC Rating:

C

**Extras (Included in the Sale):** All fitted carpets and floor coverings and blinds.



## Property Specifications



  
**Solicitors & Estate Agents**

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**Part  
 Exchange  
 Available**

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Text and description  
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Professional photography  
**GRANT LAWRENCE**  
 Photographer



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