



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**11 Almerie Close**

ARBROATH, DD11 1LL



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*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 North East coast is a charming town steeped in history, the large sandstone Abbey standing central to the town being 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.





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*McEwan Fraser Legal is delighted to present this three bedroom, third-floor flat in Arbroath. The property is in walk-in condition.*

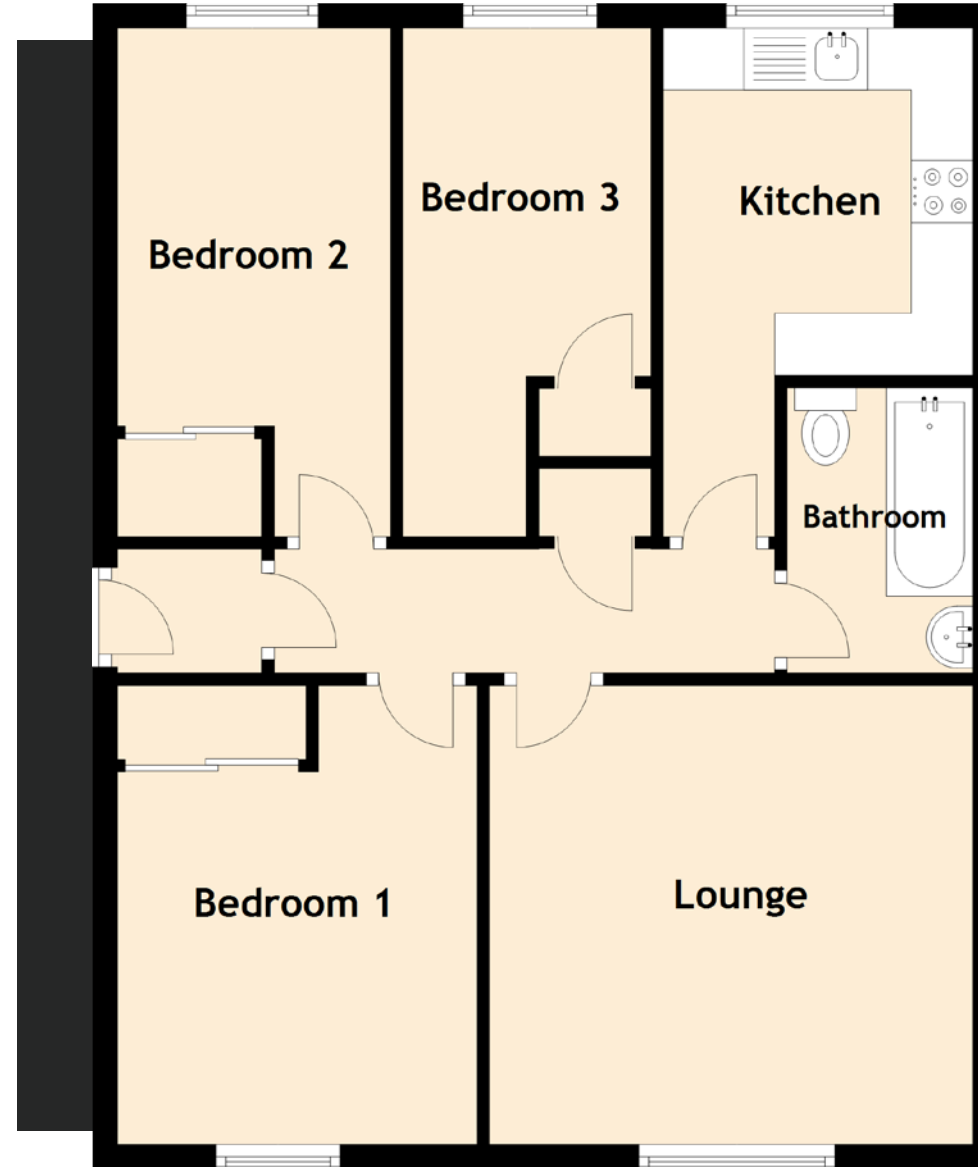
The property is centrally located and in easy access of most amenities including large supermarkets and railway station, harbor etc. Inside, the property is in excellent decorative order and comprises of:

- Kitchen, white units with oven, hob and cooker hood.
- Spacious living area with fairly new carpets.
- Three good sized bedrooms
- Bathroom with shower over the bath and a mix of wet-wall and tiles

In addition to this, the property includes electric storage heating and a factors fee to maintain the block and any communal areas is set currently at £20 pm. This is a great opportunity for someone starting out and gaining independence or for those looking for extra space to acquire a central flat in a fantastic location.







# Property Specifications

## FLOOR PLAN, DIMENTIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.70m (12'2")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	4.10m (13'5") x 2.20m (7'3")
Bedroom 3	4.10m (13'5") x 2.00m (6'7")
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: D





VIEW FROM KITCHEN



# McEwan Fraser Legal

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