

9 Russell Street

ARBROATH, ANGUS, DD11 3DJ



*METICULOUSLY MAINTAINED AND PRESENTED
TWO-BEDROOM HOME*



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McEwan Fraser Legal is delighted to bring to the market this excellently presented mid-terraced cottage with the lounge opening to the dining kitchen, a popular layout with families.

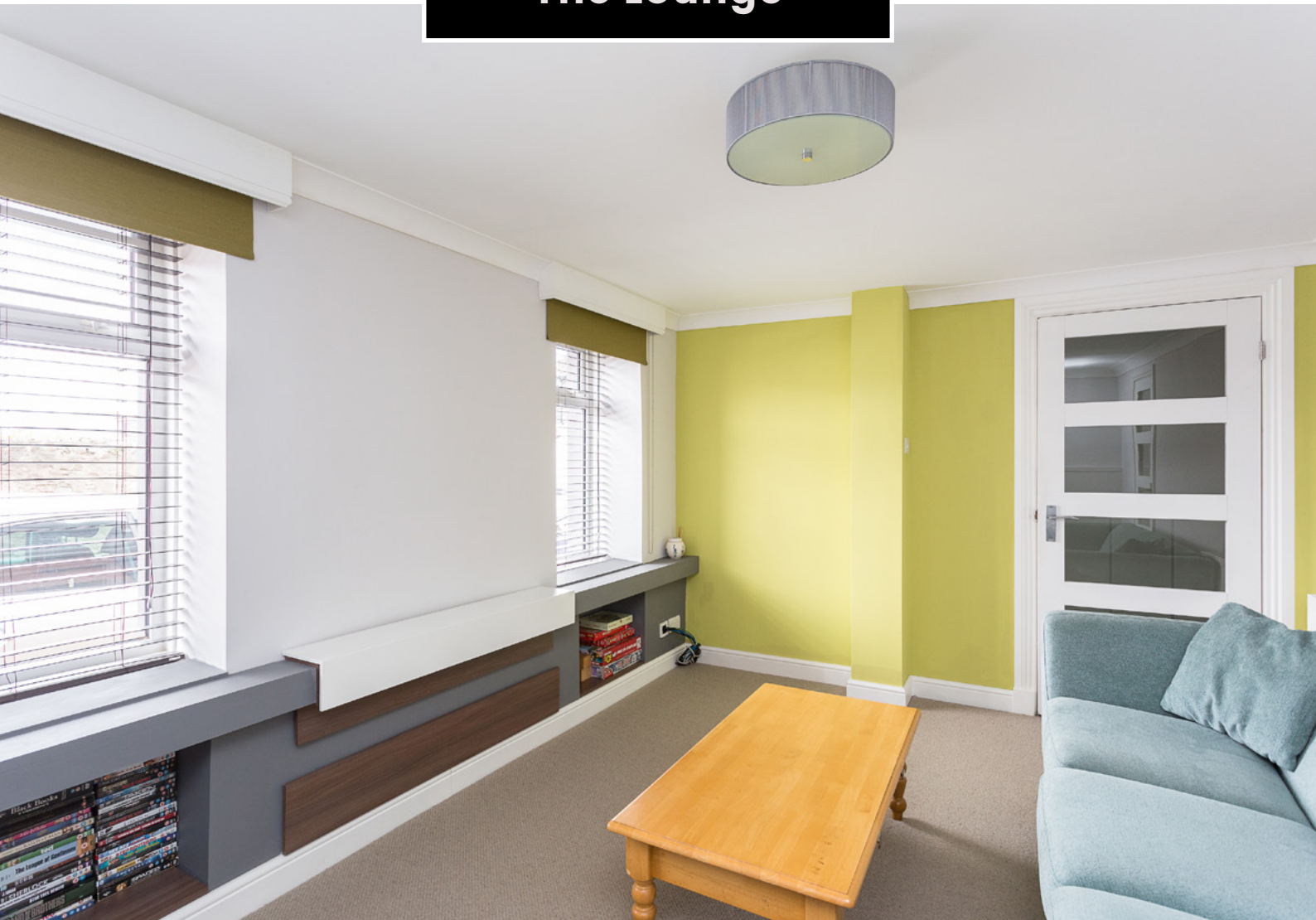
The property comprises generously proportioned accommodation of; hall, lounge, dining kitchen, bathroom, two bedrooms and family bathroom. The hall has a door into the lounge and also gives access to the back door and garden. The front-facing lounge is comfortably presented with new carpets adding a touch of luxury underfoot. There are two windows separated by a custom-designed television shelf, with additional storage or bookcase built under the windows. A glazed door leads to the dining kitchen. The kitchen is spacious with attractive storage units at base and wall levels with contrasting worktops and with free-standing cooker and plumbed for washing machine. There is a door to the rear garden. The upper floor offers two bedrooms and a family bathroom. The bathroom is spacious with both a bath and shower cubicle.

Externally there is an enclosed garden to the rear with a mix of grass, gravel and deck area. This home is meticulously maintained and presented and sure to appeal.

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The Lounge



The Kitchen

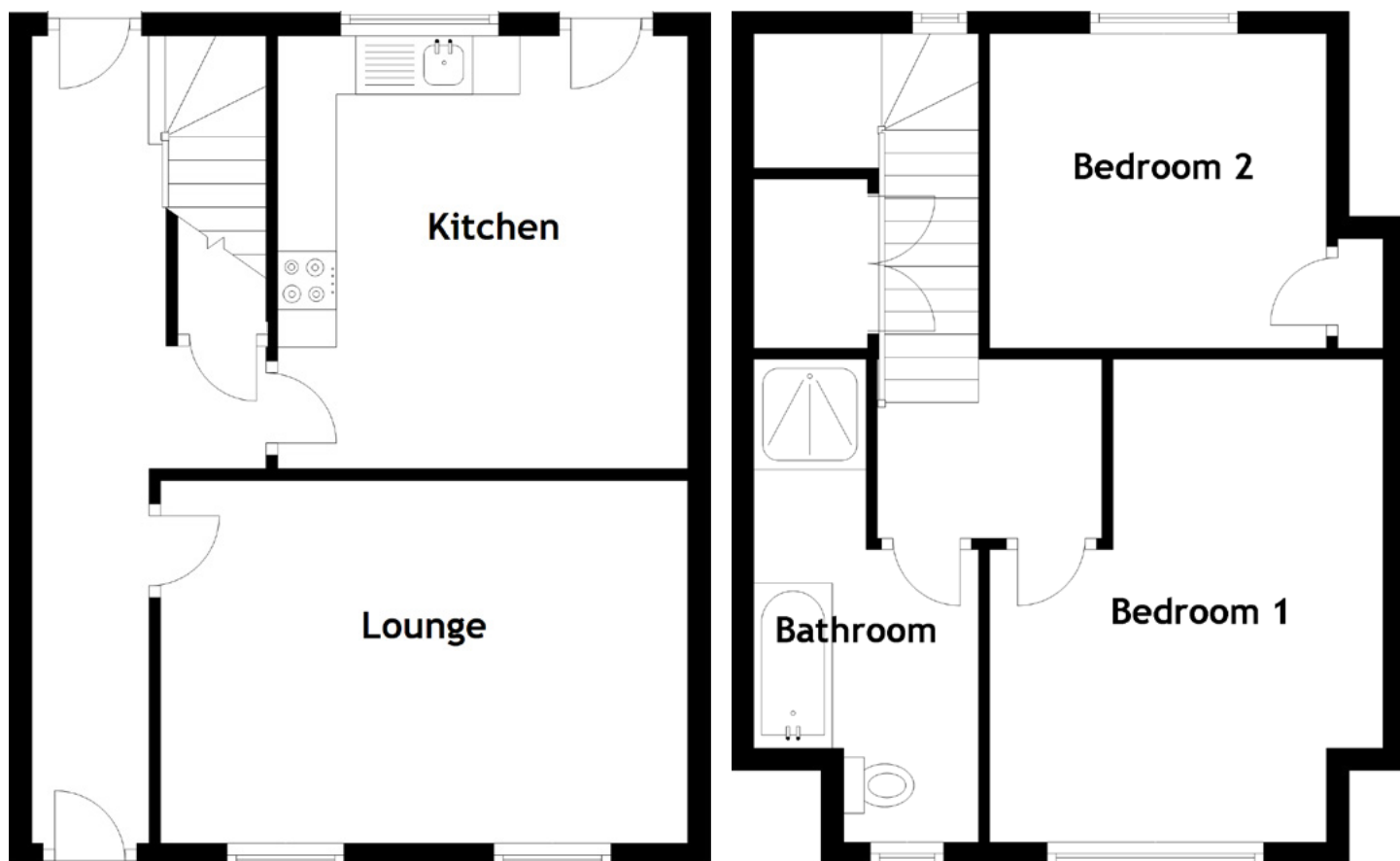






The Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.10m (10'2")	Bathroom	4.30m (14'1") x 2.00m (6'7")
Kitchen	3.70m (12'2") x 3.50m (11'6")		
Bedroom 1	4.30m (14'1") x 3.50m (11'6")	Gross internal floor area (m ²): 72m ²	
Bedroom 2	3.00m (9'10") x 2.80m (9'2")	EPC Rating: C	



Floor Plan



The Garden

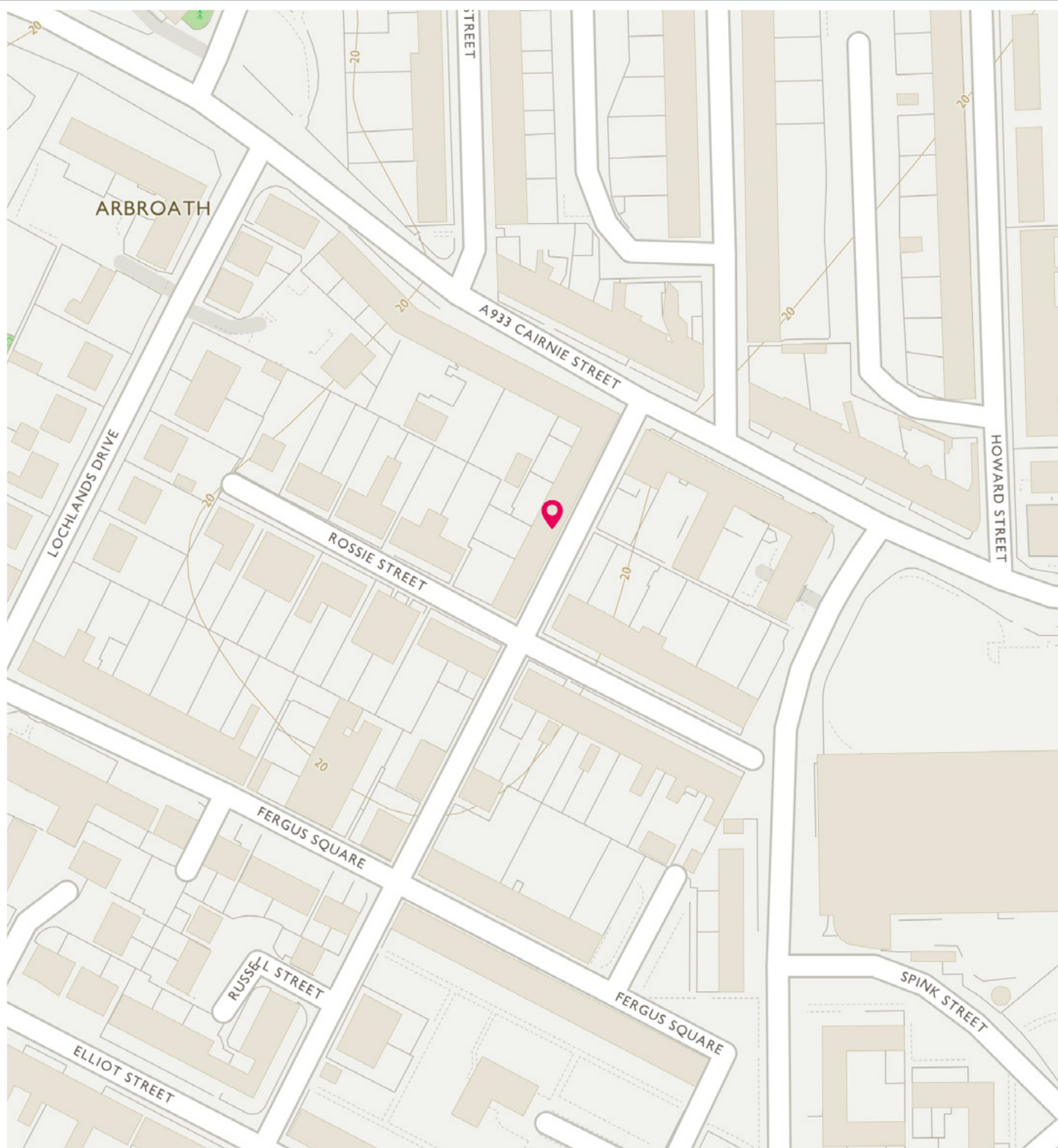




Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and watersports and also a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns 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 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.



The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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