



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

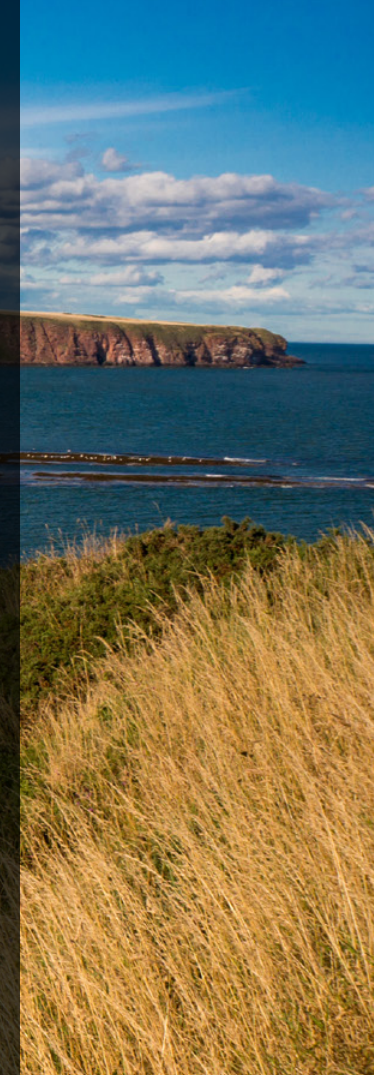
**Flat 1/2 48 High Street**

ARBROATH, DD11 1AW



Arbroath, nestled in the county of Angus, Scotland, is a coastal town renowned for its historic charm and maritime heritage. Steeped in rich history, Arbroath is perhaps most famous for being the birthplace of the Declaration of Arbroath in 1320, a significant document in Scottish history. The town's picturesque harbour is a focal point, offering scenic views and a vibrant atmosphere. Visitors and residents alike are drawn to Arbroath's historic landmarks, including the stunning Arbroath Abbey, a medieval masterpiece. The town's maritime influence is evident in its bustling harbour, where local fishermen bring in fresh catches, and the iconic Arbroath Signal Tower Museum preserves the maritime heritage.

Beyond its history, Arbroath boasts a lively town center, providing a blend of local shops, cafes, and cultural attractions. The coastal location adds to the town's appeal, with panoramic views of the North Sea and scenic walks along the cliffs. Arbroath is also famous for its culinary contribution the Arbroath Smokie, a traditional smoked haddock delicacy. The annual Arbroath Sea Fest celebrates the town's maritime heritage and showcases local seafood.





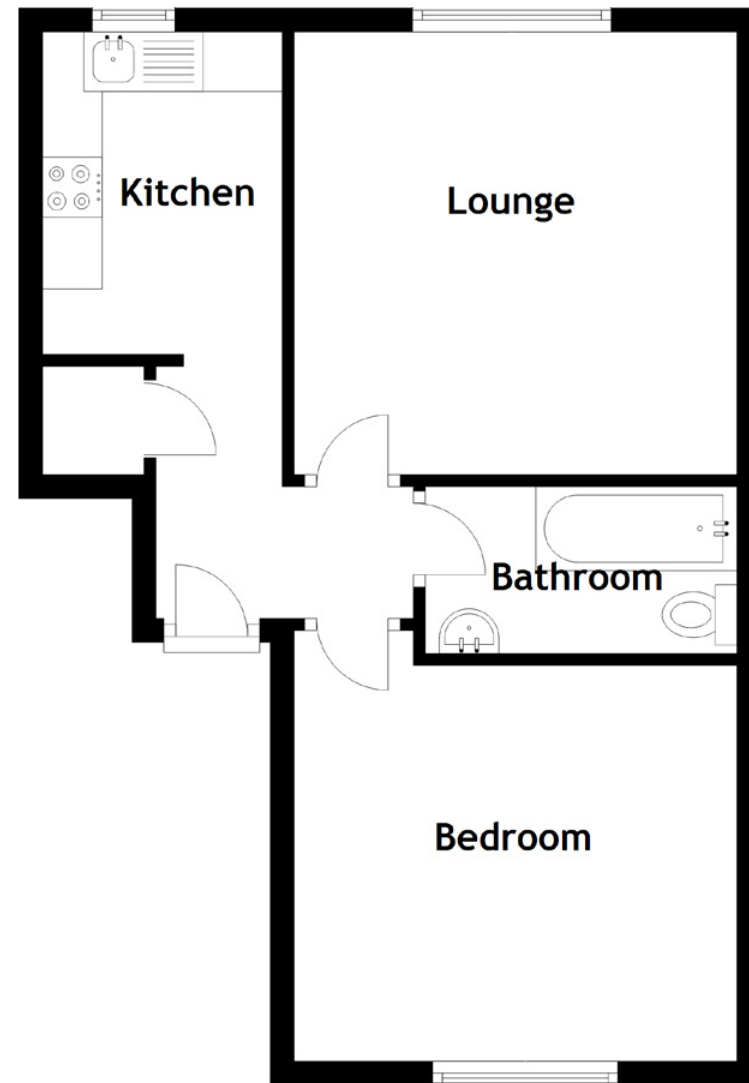
This charming first-floor apartment in Arbroath offers a comfortable and convenient living space.

The well-designed layout includes a hallway leading to a cosy living room, a fully equipped kitchen, a modern bathroom, and a welcoming bedroom. The property boasts uPVC double-glazed windows, ensuring both energy efficiency and a quiet ambience. With its proximity to the town centre, residents enjoy easy access to amenities and services.

Additionally, the allocated parking space to the rear adds convenience to city living. This apartment presents an ideal blend of comfort and accessibility.



bedroom & bathroom

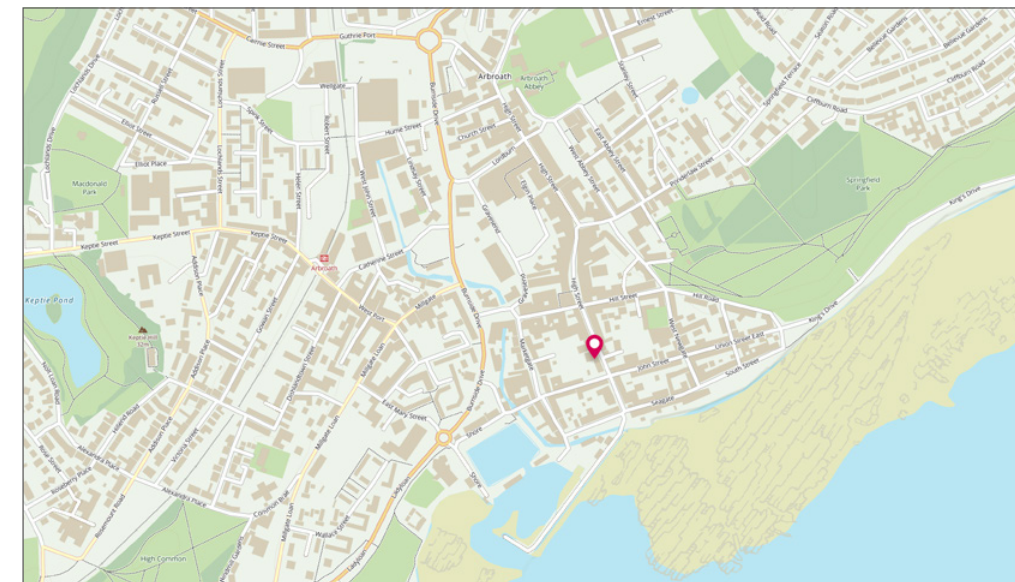


Approximate Dimensions  
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.50m (11'6")
Kitchen	2.70m (8'10") x 2.00m (6'7")
Bedroom	3.70m (12'2") x 3.60m (11'10")
Bathroom	2.60m (8'7") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>  
EPC Rating: C

- NEAR SEA
- TRAIN LINKS
- LEISURE FACILITIES
- LOCAL AMENITIES
- NEAR BARS
- PLACES TO EAT





  
**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  
**ALAN SUTHERLAND**  
 Designer