




McEwan Fraser Legal
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ARBROATH, ANGUS, DD11 5FH



THE LOCATION

Arbroath is a former Royal Burgh and the largest town in the council area of Angus in Scotland. It has a population of around 23,000 and lies on the North Sea coast, around sixteen miles east of Dundee and approximately forty-five miles south of Aberdeen.

While there is evidence for settlement in the area now occupied by the town that dates back to the Iron Age. Arbroath's history as a town begins in the Middle Ages with the founding of Arbroath Abbey in 1178. Arbroath grew considerably during the Industrial Revolution owing to the expansion of firstly the flax and secondly the jute industries and the engineering sector. A new harbour was built in 1839 and by the 20th century, Arbroath had become one of the largest fishing ports in Scotland.

The town is notable as the home of the Declaration of Arbroath, as well as the Arbroath Smokie. Its football team Arbroath FC hold the world record for highest number of goals in a professional football match, 36-0 against Aberdeen Bon Accord in the Scottish Cup in 1885.

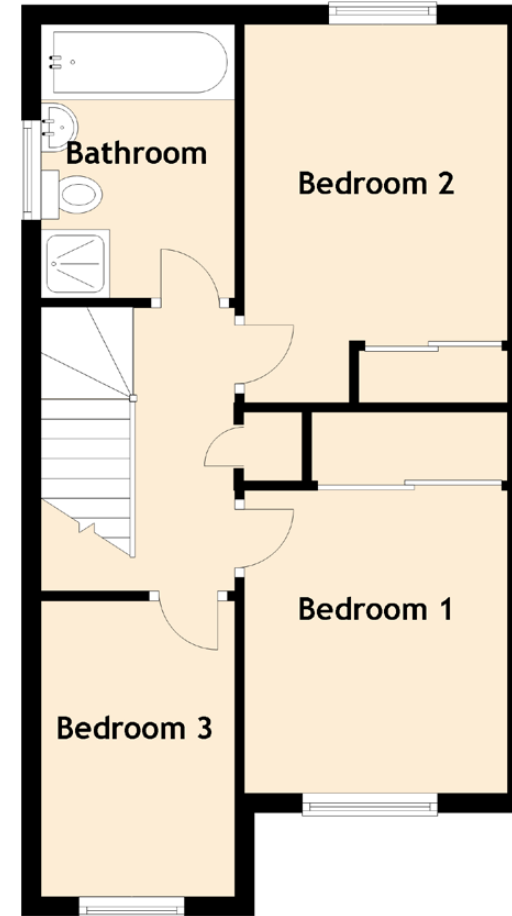
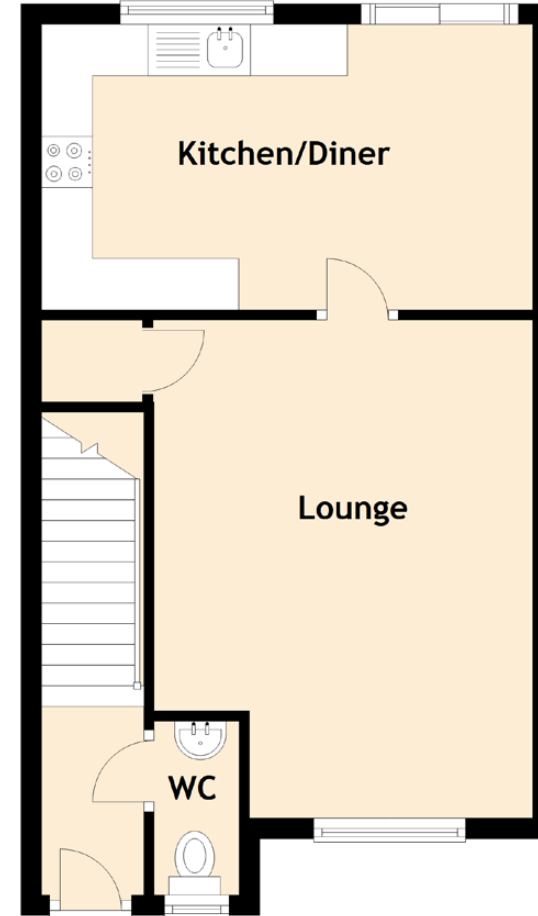


THE PROPERTY

We are delighted to offer onto the open market this family sized semi-detached house situated in this modern estate close to the sea. There is a driveway to the side with off street parking for two vehicles.

From the front door, you walk into the hallway with a two-piece cloakroom to one side and stairs to the first floor. The living room enjoys a front aspect through UPVC double glazed windows and is a generous size. A door then leads into the kitchen/dining room. The kitchen/dining is fitted with a range of eye and base level units with roll top work surfaces and stainless steel sink unit with mixer tap and drainer. There is a built-in cooker with space for upright fridge/freezer and washing machine. There are doors leading out to the rear garden and the dining area will cater for a good size table and chairs. Upstairs are the three bedrooms, master and second bedroom both have double wardrobes built in. The bathroom is a four-piece suite with separate shower and bath, wash hand basin and WC.

Outside, the rear garden is laid to lawn with a small pathway, outside lighting, outside water tap and access to the front of the property fully enclosed by wood panelled fencing.



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	4.80m (15'9») x 2.79m (9'2»)
Lounge	4.87m (16') x 3.70m (12'2»)
Bedroom 1	3.10m (10'2») x 2.71m (8'11»)
Bedroom 2	3.87m (12'8») x 2.69m (8'10»)
Bedroom 3	3.03m (9'11») x 1.98m (6'6»)
Bathroom	2.80m (9'2») x 1.98m (6'6»)
WC	1.70m (5'7») x 0.93m (3'1»)

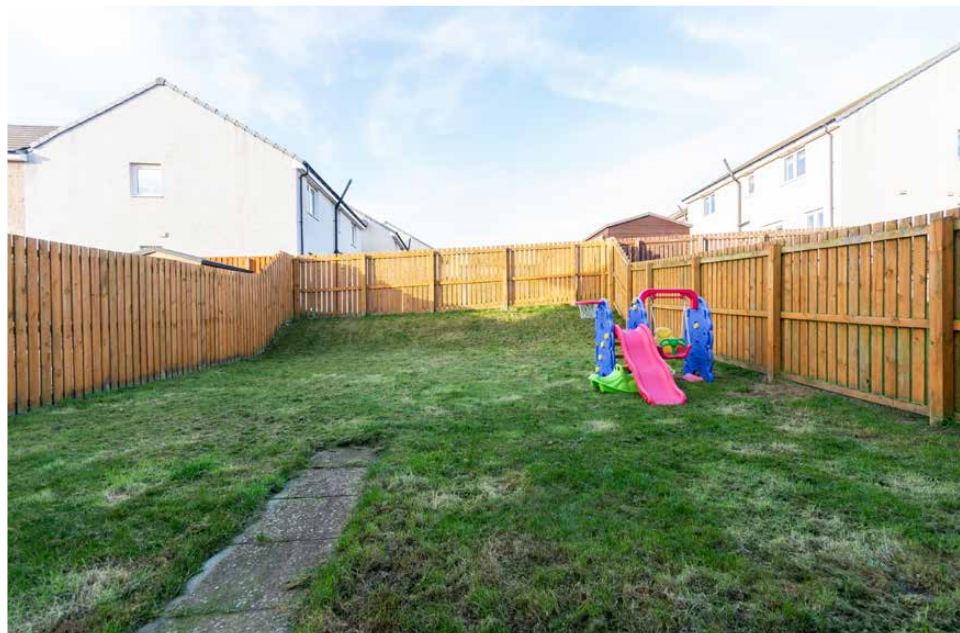
Gross internal floor area (m²): 80m²

EPC Rating: C

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



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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