



ST. VIGEANS ROAD

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 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.



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McEwan Fraser Legal is delighted to present this well presented two bedroom maisonette within walking distance to shops, local amenities, schools and college. An ideal first-time purchase or investment property.

Offering excellent value for money. The property comprises of a large spacious lounge/dining area with storage cupboard.

The modern kitchen is fitted with modern wall and base units. Upstairs there are two double bedrooms. The bathroom consists

of a bath, overhead electric shower, WC, basin and vanity units.

Throughout the property, there are excellent storage facilities.

Externally, there is a communal garden area, private patio area and parking to the rear of the property.

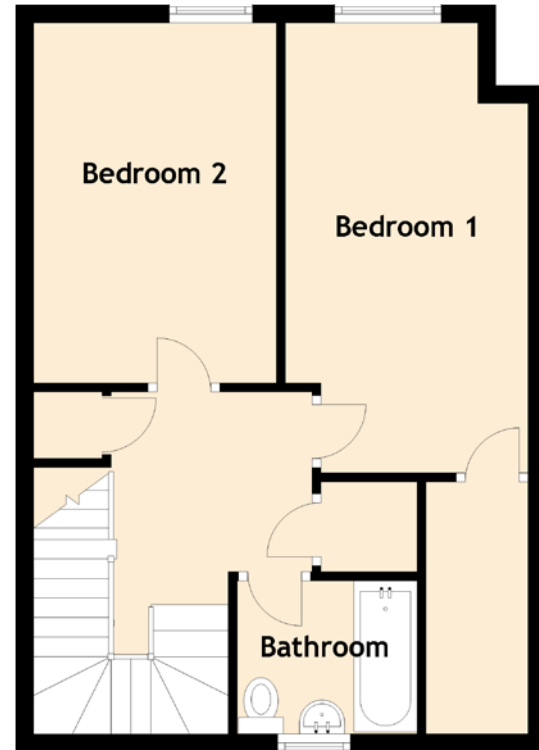
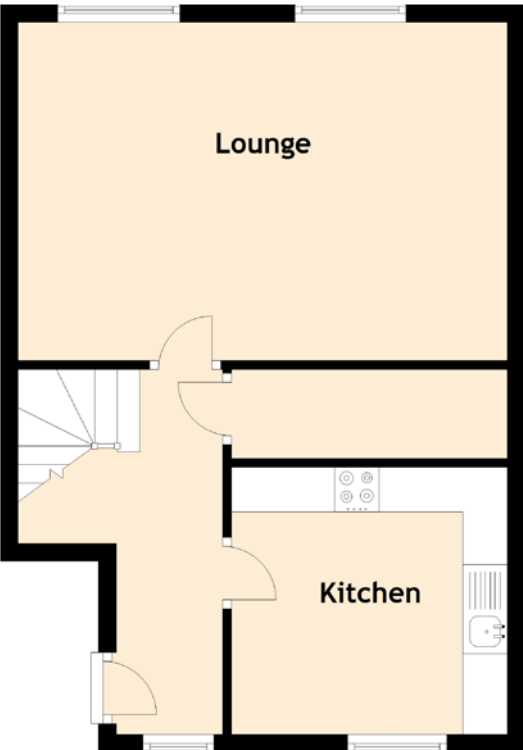


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BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.97m (16'4") x 4.20m (13'9")
Kitchen	4.18m (13'9") x 2.13m (7')
Bedroom 1	3.53m (11'7") x 3.23m (10'7")
Bedroom 2	3.05m (10') x 2.10m (6'11")
Shower Room	2.10m (6'11") x 1.98m (6'6")

Gross internal floor area (m²): 88m²
EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, light fittings and cooker are included in the sale. Other appliances could maybe be bought by separate negotiation directly with the seller.



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Exchange
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