

# 26 Glebe Road

ARBROATH, ANGUS, DD11 4HJ



*FABULOUS FOUR BEDROOM HOME WITH  
LOVELY GARDENS AND A SUMMER HOUSE*



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Part exchange is available. McEwan Fraser Legal is delighted to present this 4 bedroom villa in a popular residential area of Arbroath. Step into a world of contemporary comfort with this comfortable four-bedroom linked home, a harmonious blend of modern living and timeless elegance. From the moment you step inside, every detail beckons you to experience the perfect synthesis of style and functionality.

The heart of this home is undoubtedly the beautiful kitchen/diner, a culinary haven where the art of cooking meets the joy of dining. Thoughtfully designed and impeccably finished, this space becomes the focal point for family gatherings and entertaining friends.

The adjacent spacious lounge offers a retreat for relaxation, where natural light floods through, creating an inviting atmosphere for moments of tranquillity. A guest cloakroom adds to the practicality of this residence, ensuring convenience for both residents and guests.

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**The Lounge**





As you explore the upper floor, four bedrooms unfold, each offering a haven of comfort. The principal bedroom, a sanctuary in itself, boasts an en-suite shower room, a touch of luxury that enhances your daily routine. The family bathroom elevates the bathing experience, featuring both a walk-in shower cubicle and a bath, catering to your every preference.





**Bedroom 2**







**Bedroom 3**

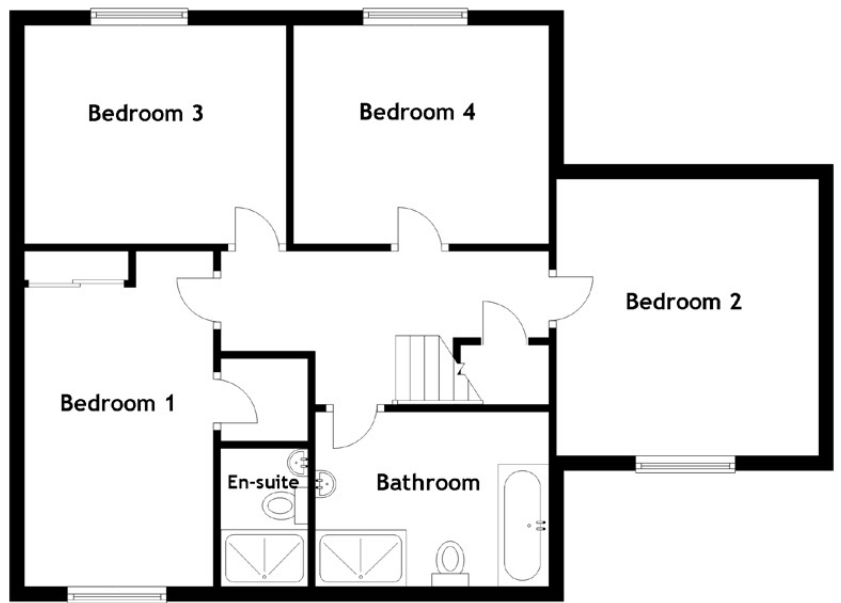
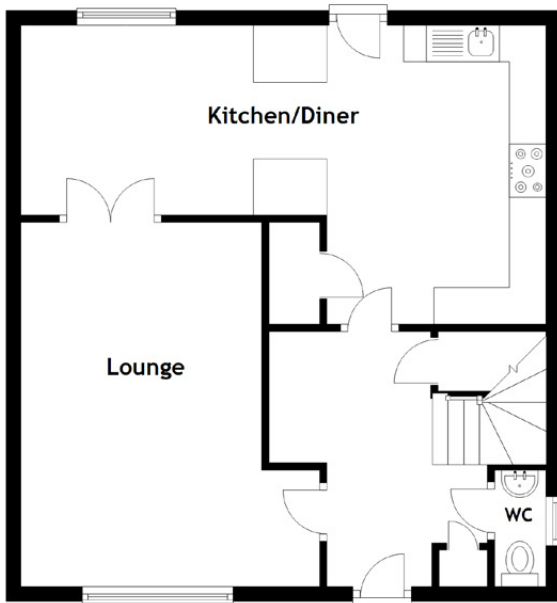




**Bedroom 4**







Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.20m (23'7") x 4.10m (13'5")
Lounge	5.00m (16'5") x 3.30m (10'10")
Bedroom 1	4.61m (15'1") x 2.60m (8'6")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4	3.50m (11'6") x 3.00m (9'10")
Bathroom	3.21m (10'6") x 2.40m (7'10")
En-suite	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>

EPC Rating: C

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

## Floor Plan



Beyond the interior lies a captivating garden adorned with a summer house, a perfect spot for enjoying the outdoors, whether it's basking in the sun or finding solace in the shade. A shed adds to the functionality, providing storage for tools and outdoor essentials.

This four-bedroom linked home is more than just a residence; it's an invitation to embrace a

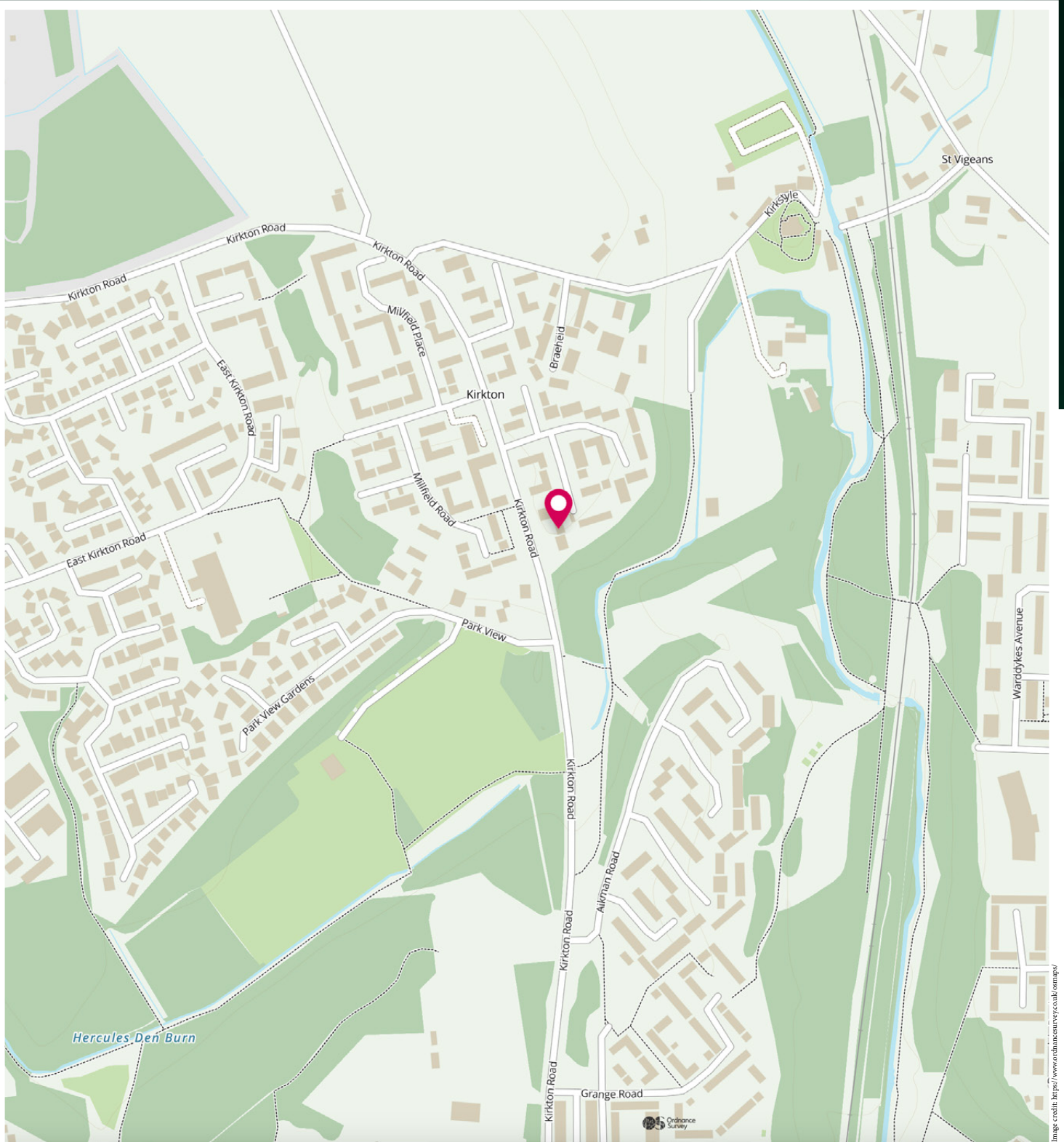


lifestyle where every detail has been considered for your comfort and enjoyment. From the stylish finishes to the thoughtful design, this home is a canvas ready for your personal touch. Seize the opportunity to make this linked home your own. Contact us today to arrange a viewing and step into a residence where contemporary living meets timeless elegance, creating a haven that is as practical as it is stylish.



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. For the commuter, 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. Arbroath provides an extensive range of shopping, business and leisure facilities.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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