



*SPACIOUS TWO BEDROOM BUNGALOW
WITH GARAGE AND AN ENCLOSED GARDEN*



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PART EXCHANGE IS AVAILABLE.

McEwan Fraser Legal is delighted to present to the market this inviting and spacious two-bedroom bungalow, a haven of comfort and convenience. Situated in a tranquil setting, this home exudes a warm and welcoming atmosphere, promising a perfect blend of modern living on one level.

Upon entering, you are greeted by a dining kitchen that not only provides a delightful space for cooking but also serves as the heart of the home, fostering a sense of togetherness. The generously sized lounge offers a versatile area for relaxation and entertainment, providing an ideal backdrop for creating cherished memories with friends and family.

The Property



The well-appointed bathroom features a shower over the bath, adding a touch of luxury to your daily routine. Two generously proportioned bedrooms offer ample space for personalisation, creating cosy retreats that cater to your lifestyle needs. Abundant storage solutions throughout, including plenty of cupboards, ensure that practicality seamlessly accompanies the aesthetic appeal of each room.





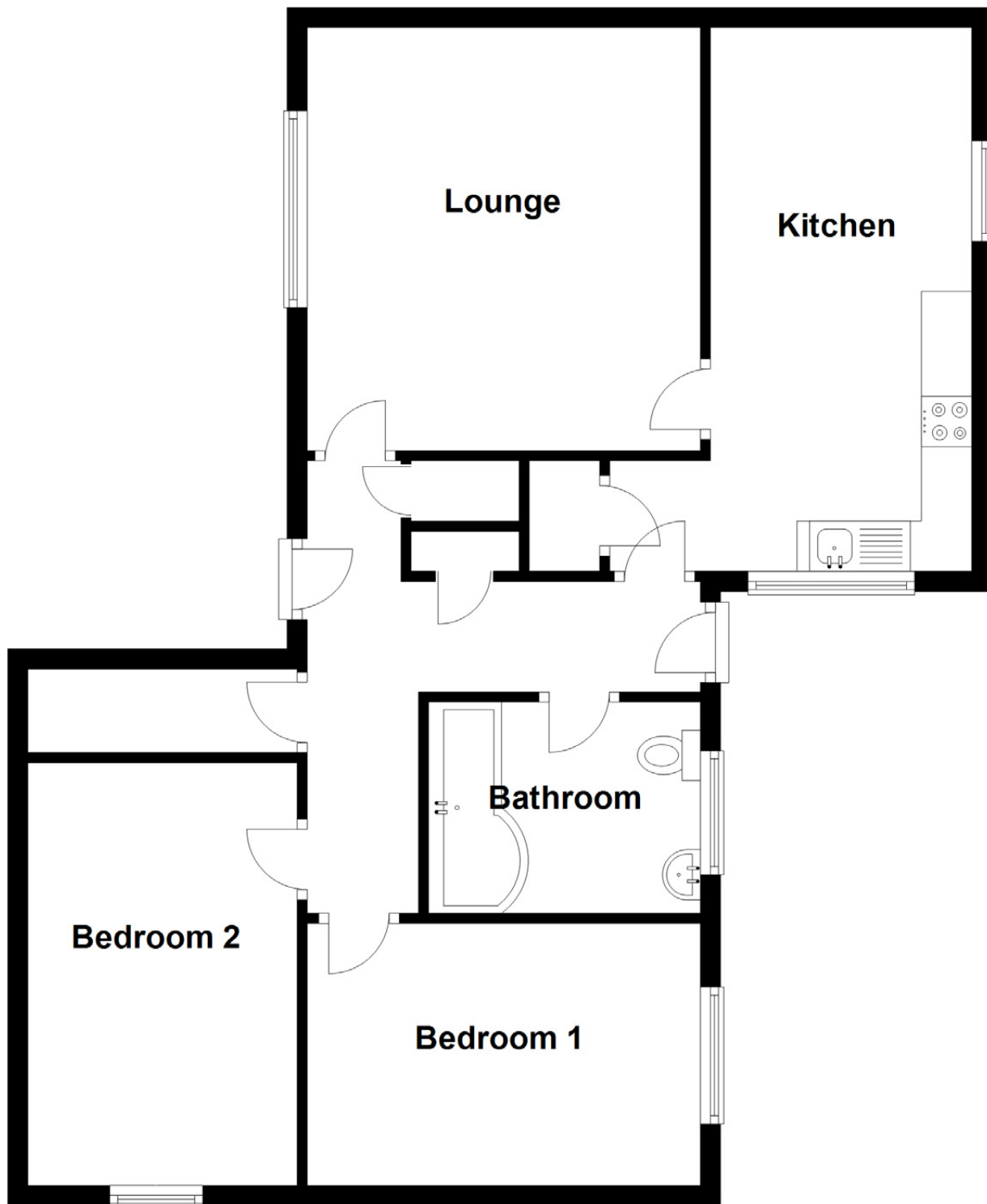
Bedroom 1





Bedroom 2





Approximate Dimensions
 (Taken from the widest point)

Lounge	4.20m (13'10") x 3.90m (12'10")	Bathroom	2.70m (8'10") x 2.10m (6'11")
Kitchen	5.40m (17'9") x 3.60m (11'10")		
Bedroom 1	3.90m (12'10") x 2.60m (8'6")	Gross internal floor area (m ²): 73m ²	
Bedroom 2	4.20m (13'9") x 2.67m (8'9")	EPC Rating: C	



While the property boasts the convenience of single-level living typical of a bungalow, it's important to note that there are steps from the car park to the entrance. For those with limited mobility, a ramp can be considered to enhance accessibility and ease of entry, ensuring that everyone can enjoy the comfort and charm this home offers.

Adding to the allure, a garage provides secure parking and additional storage space, catering to both convenience and functionality. The rear garden, enclosed and private, beckons outdoor enthusiasts to savor moments of tranquillity or host gatherings in a peaceful setting. Meanwhile, the well-maintained front garden, shared with a neighbouring property, enhances the overall curb appeal of the residence.

In summary, this two-bedroom bungalow not only presents a well-designed and comfortable living space but also offers thoughtful considerations for accessibility, ample storage, and the joys of both private and shared outdoor spaces. Embrace a lifestyle of ease and elegance in this charming abode.

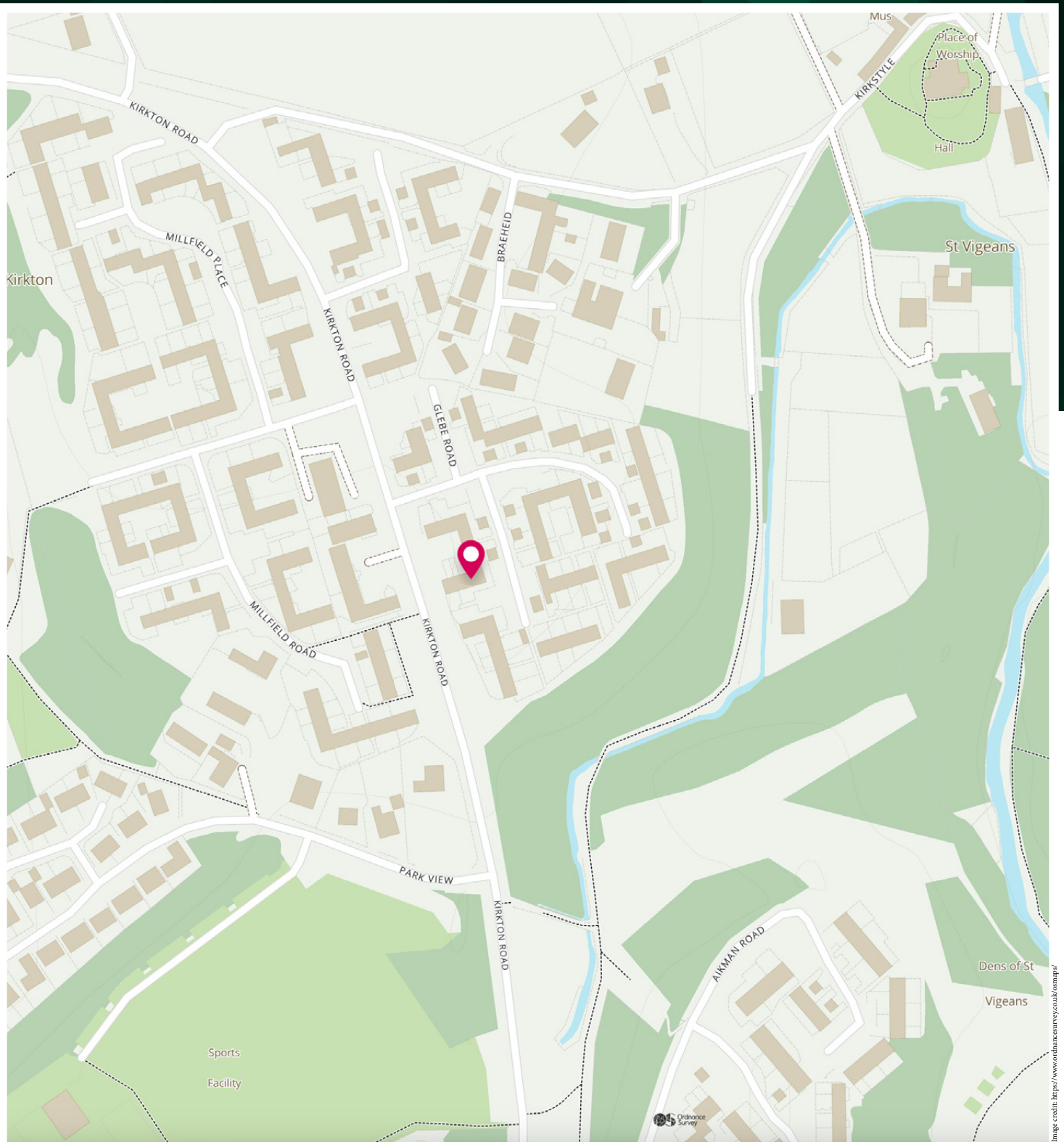




Nestled along the scenic east coast of Scotland, Arbroath stands as a charming town with a rich history and a vibrant present. Renowned for its picturesque coastal setting, Arbroath beckons visitors with its stunning views of the North Sea and the rugged beauty of the Angus coastline. At the heart of Arbroath's historical tapestry is the iconic Arbroath Abbey, a 12th-century marvel that played a pivotal role in Scottish history, most notably as the site where the Declaration of Arbroath was penned in 1320. This historic document, a symbol of Scottish independence, adds a layer of significance to the town's heritage.

Arbroath is not only a haven for history enthusiasts but also a culinary delight for seafood aficionados. The town is internationally acclaimed for its delectable Arbroath Smokies, smoked haddock with a distinctive flavor that draws food lovers from far and wide. The vibrant community of Arbroath thrives with a blend of traditional charm and contemporary appeal. Quaint streets invite leisurely strolls, revealing a mix of historic architecture and modern conveniences. The harbor area bustles with activity, offering a glimpse into the town's maritime roots. The nearby Seaton Cliffs Nature Reserve offers a haven for birdwatchers and those seeking a tranquil escape into nature.

The Location



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