

7 Sycamore Path

ARBROATH, ANGUS, DD11 2HT



*FOUR IN A BLOCK, FIRST FLOOR TWO
DOUBLE BEDROOM FLAT*



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McEwan Fraser Legal is delighted to bring to the open market this charming first-floor flat, part of a four-in-a-block structure, situated in a popular residential location close to local amenities. This well-maintained property offers comfortable living and a modern finish, making it an excellent choice for a variety of buyers.

Upon entering, you are greeted by a spacious hallway that provides access to all rooms. The living room is a highlight, boasting a light and airy atmosphere with ample space for a table and chairs, perfect for both relaxation and dining. The kitchen has been tastefully modernised and features a contemporary range of units, along with some built-in appliances, offering a sleek and functional space for cooking. Both of the bedrooms are generously sized doubles

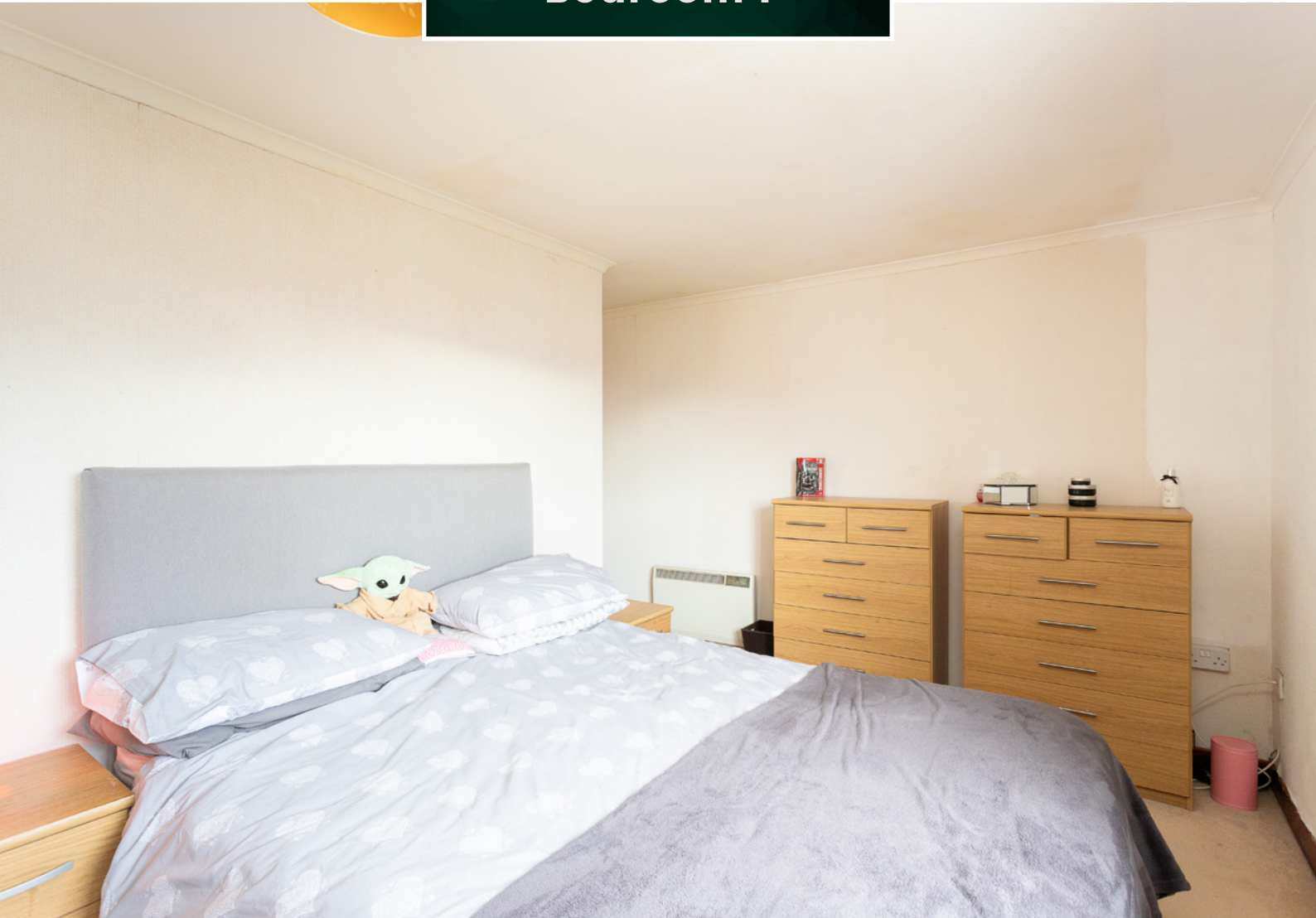
The bathroom is fitted with a three-piece suite, offering all the essentials in a clean and modern setting. The property is enhanced by uPVC double glazing throughout, ensuring energy efficiency and a quiet living environment.







Bedroom 1

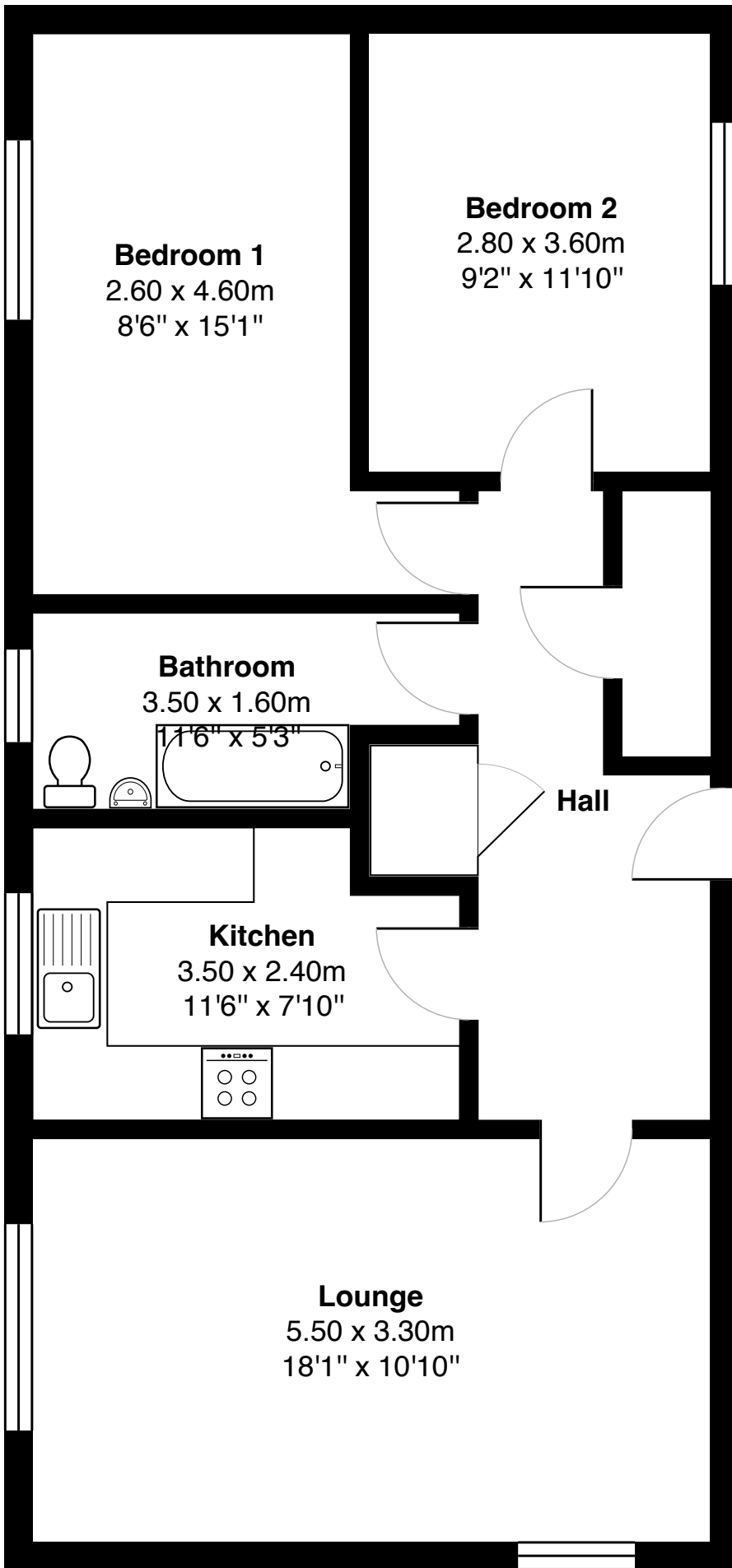




Bedroom 2







Gross internal floor area (m²): 67m²

EPC Rating: C

Externally, residents can enjoy a communal garden space, ideal for outdoor activities or simply soaking up the sun. Additionally, residential parking is available, adding to the convenience of this well-located flat.

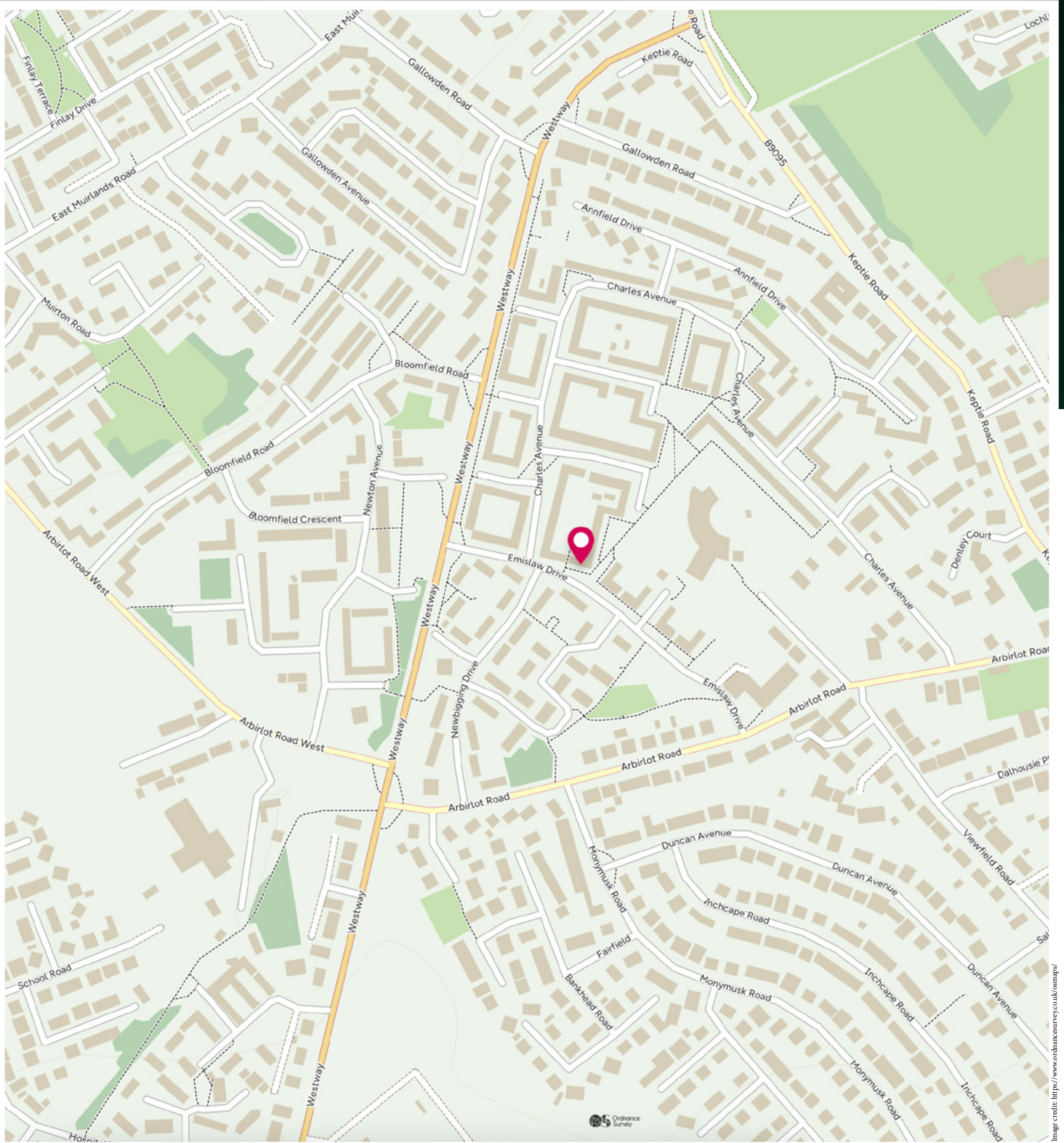
An internal inspection is highly recommended to fully appreciate the quality and appeal of this delightful home. With its modern amenities and prime location, this property represents an excellent opportunity for anyone looking to settle in a sought-after area.





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 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.

The Location



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Part
Exchange
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THE SUNDAY TIMES
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Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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