

4 Almerie Close

ARBROATH, ANGUS, DD11 1LL



Bright and spacious three-bedroom second-floor apartment in central Arbroath with secure entry, allocated parking and excellent storage throughout



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McEwan Fraser Legal is delighted to present this well-proportioned three-bedroom apartment in a desirable private development in central Arbroath, where such homes are often hard to come by. Offering a great mix of space, practicality, and convenience, it's in a spot that appeals to a wide range of buyers. Viewing is highly recommended to appreciate its flexibility and value.

This bright and spacious second-floor apartment comes with its own allocated parking and is well-presented, designed for everyday comfort and ease. Genuine three-bedroom apartments in central Arbroath, Angus, continue to draw strong interest from first-time buyers, professionals, and small families seeking both space and accessibility in a prime setting.

Located within a private residential development, the purpose-built apartment sits in a well-kept block with secure entry and allocated parking. Covering around 62 square metres, it boasts a practical layout, plenty of storage, and light-filled rooms ready to move into, while still offering buyers the chance to add their own touch over time. With a welcoming atmosphere and a design that maximises living space and natural light, it's a home that feels both comfortable and functional. The secure entry system leads to the communal hallway, providing a safe and practical environment for day-to-day living.

THE LOUNGE



Inside, the accommodation flows naturally from the entrance vestibule into the main hallway, setting the tone for a home that is both functional and comfortable. The lounge forms the central living space of the home, providing ample room for both relaxation and dining if required.

THE KITCHEN



The kitchen is fitted with a range of wall and base-mounted units, creating practical preparation and storage space suited to everyday use.





All three bedrooms benefit from built-in wardrobe storage with mirrored sliding doors, an increasingly desirable feature for buyers seeking clean and efficient use of space. The flexibility of the third bedroom also broadens the appeal of the property, offering potential for home working, guest accommodation or nursery space. The bathroom is fitted with a white three-piece suite incorporating a shower over the bath. The property also benefits from a large loft space, allowing for ample storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Electric heating is installed throughout, while hot water is provided via an immersion system. The development includes open mutual garden grounds, creating a pleasant surrounding environment with manageable upkeep.

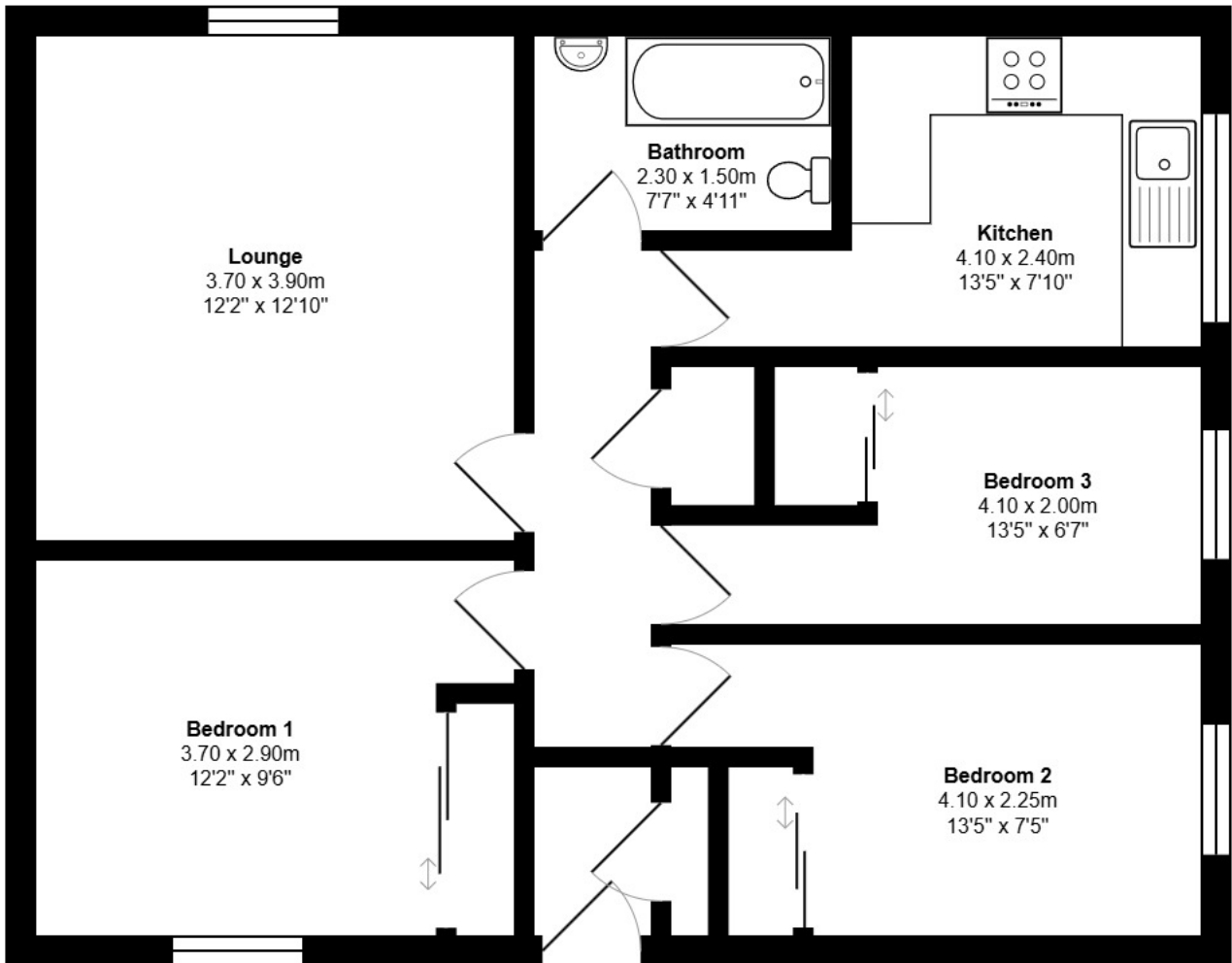
Allocated on-site parking provides valuable convenience for residents and visitors alike. The development itself continues to appeal strongly due to its accessibility and proximity to local amenities.

For professional couples, smaller families or buyers entering the property market, this represents an attractive and practical opportunity.

EXTERNALS

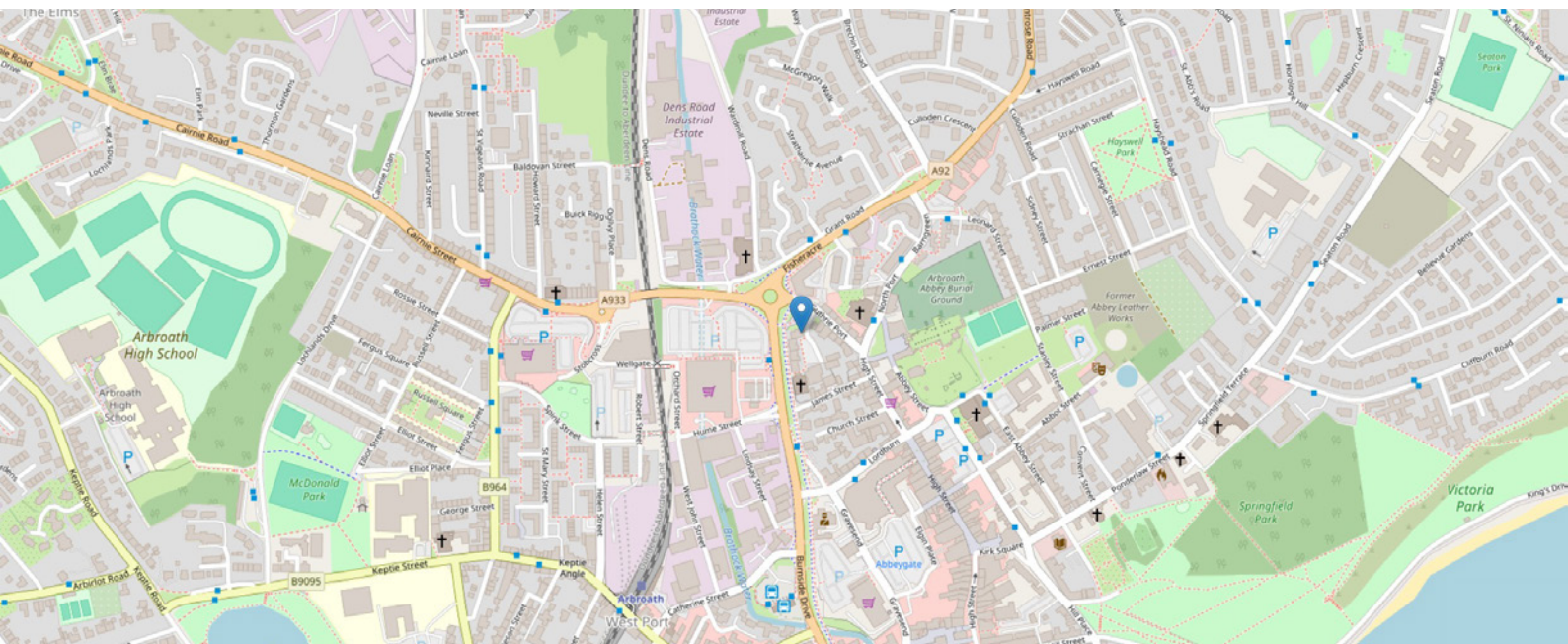


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: C



THE LOCATION

Situated within central Arbroath, Angus, the property benefits from excellent access to a wide range of local amenities and services.





The town centre offers supermarkets, independent retailers, cafés, leisure facilities and coastal attractions, while nearby schooling includes Arbroath High School alongside local primary options.

Arbroath railway station provides direct connections to Dundee, Aberdeen and beyond, supporting commuting requirements, while the A92 offers convenient road access across Angus and Tayside.

The nearby coastline, harbour and beach areas continue to add to the lifestyle appeal of the town.



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