



A chic home with space to grow and personalise. Early viewing recommended.



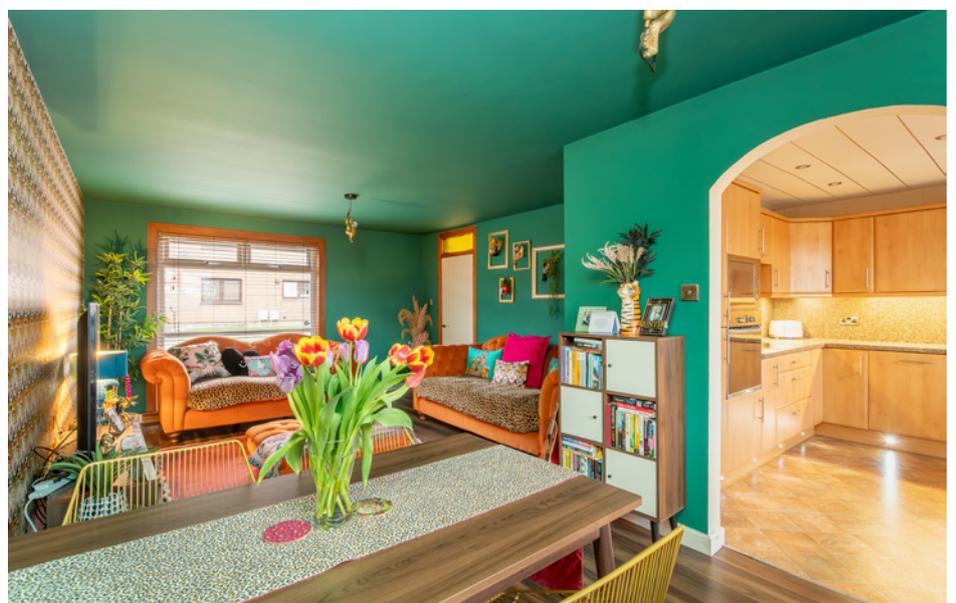
0131 524 9797



www.mcewanfraserlegal.co.uk

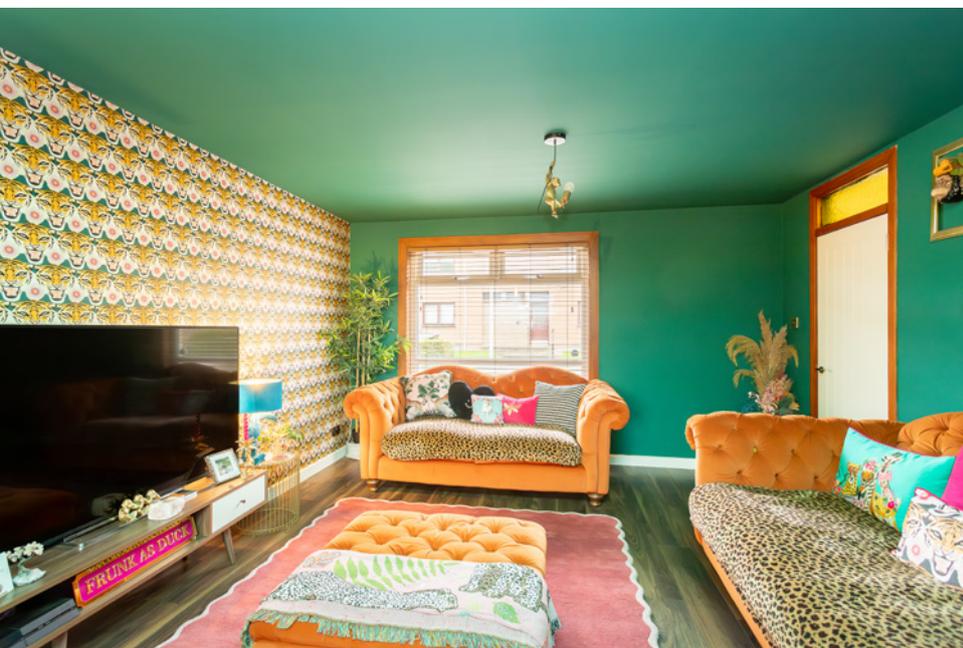


info@mcewanfraserlegal.co.uk



This impressive three-bedroom mid-terraced home offers generous proportions and a modern, design-led interior that immediately sets it apart. The accommodation is well balanced and thoughtfully arranged, creating a natural flow for everyday family life.

THE LOUNGE



The ground floor comprises a welcoming hallway with a useful store, a bright and spacious lounge diner ideal for both relaxing and entertaining, and a well-appointed kitchen with ample workspace and storage. The living space has been cleverly styled in a contemporary, chic palette, creating a home that feels current, calm and effortlessly liveable.

THE KITCHEN





On the upper floor, there are three well-proportioned bedrooms and a family bathroom fitted with a shower over the bath. Two of the bedrooms have been stripped back, offering a blank canvas for the new owner to finish and personalise to their own taste and specification, an excellent opportunity to add value and style.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

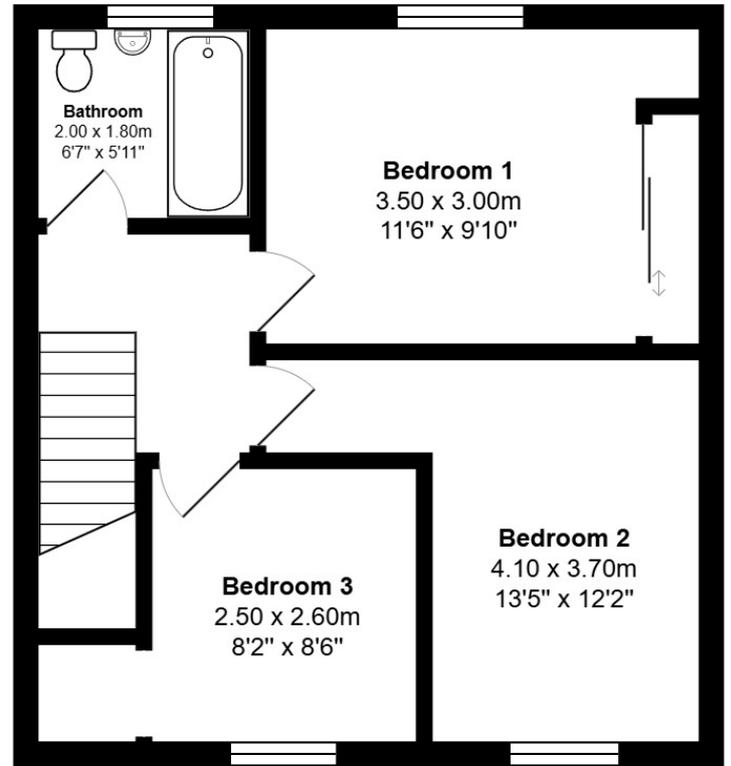
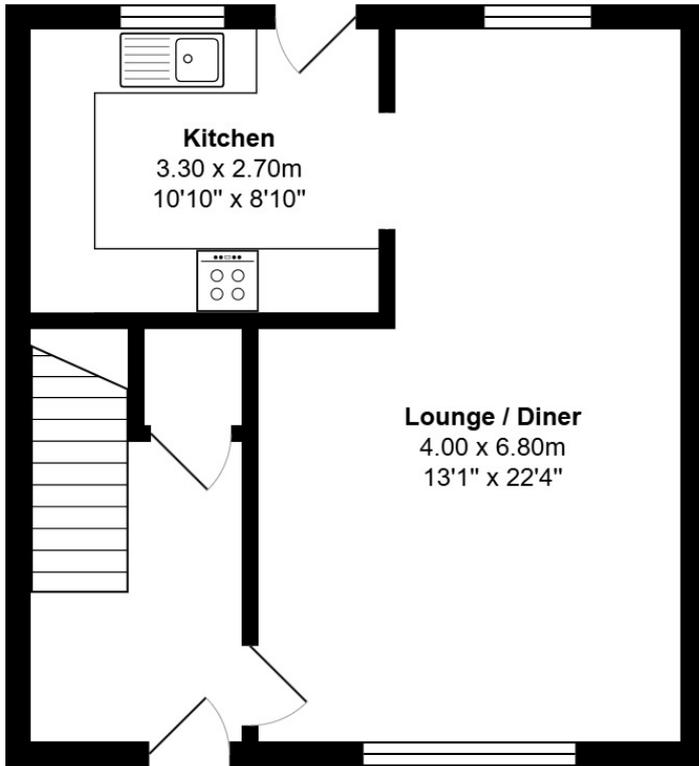


Externally, the property benefits from gardens to the front and rear, providing outdoor space for children, pets, entertaining or future landscaping. This is a superb home offering space, flexibility and scope, perfectly suited to first-time buyers, young families or downsizers.

EXTERNALS

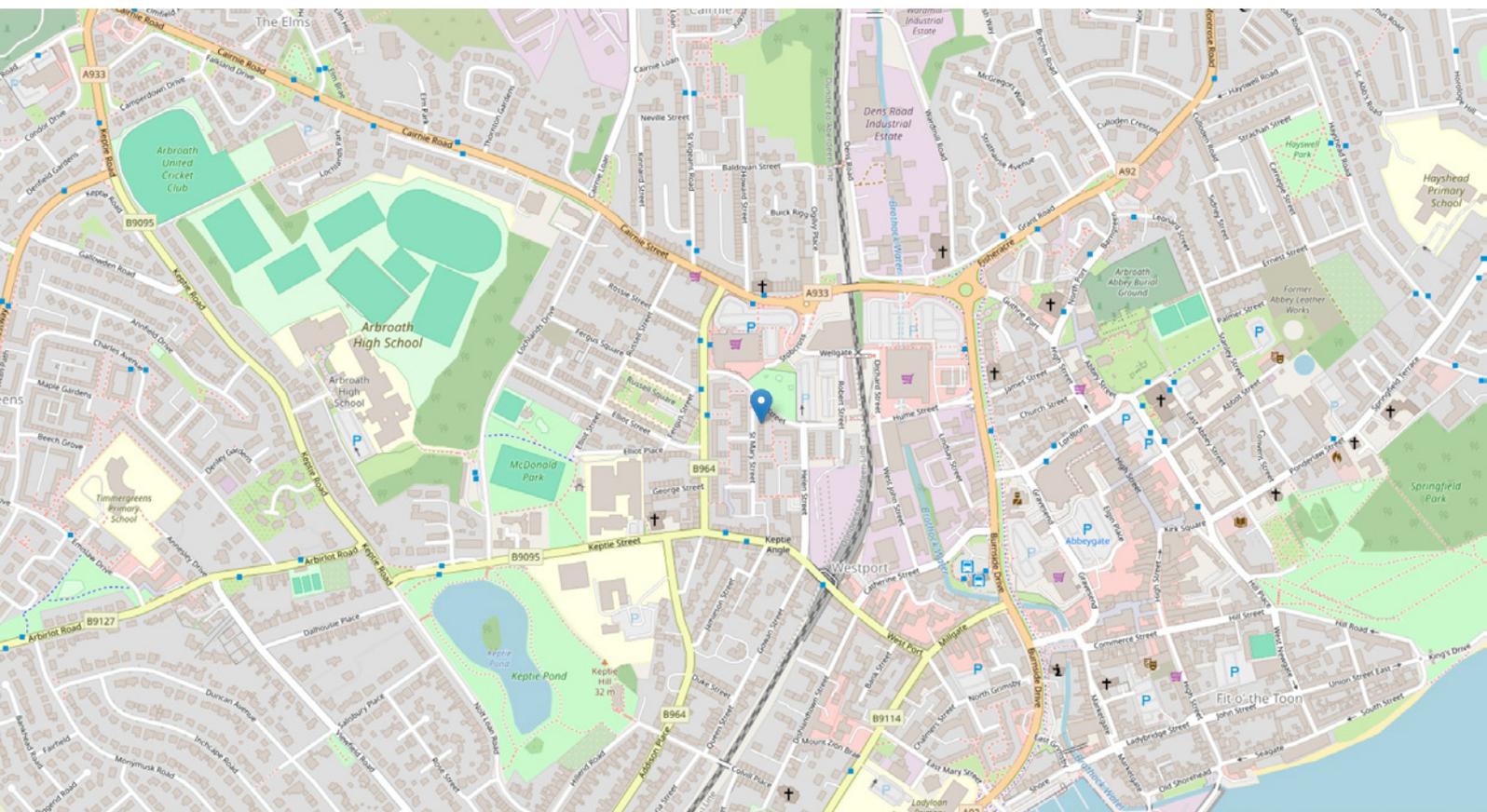


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: C



THE LOCATION

Located on the east coast of Scotland, Arbroath is a thriving coastal town that blends seaside charm with everyday convenience. Known for its historic harbour, dramatic cliff walks and the famous Arbroath Abbey, the town offers a strong sense of heritage alongside modern amenities.





Families are well served with a range of primary and secondary schooling, leisure facilities, supermarkets and independent shops. The town centre provides excellent local services, cafés and traditional eateries, while larger retail options are easily accessible.

For commuters, Arbroath benefits from a mainline railway station offering direct links to Dundee, Aberdeen and beyond, making it a practical base for travel while enjoying a relaxed coastal lifestyle. Beaches, parks and coastal paths are all within easy reach, making it ideal for those who value outdoor living alongside community convenience.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.