



**HARMONY HOMES**  
ESTATE AGENCY



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61 Auchmithie, Arbroath, DD11 5SQ

Offers over £345,000









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Nestled in the charming coastal village of Auchmithie, this exceptional end-terrace cottage, known as Muckle Backit, offers a unique blend of traditional character and contemporary elegance. Built in 1880, this stunning property has been meticulously transformed, providing a remarkable living experience with breathtaking views of the North Sea.

The home features two reception rooms, three well-appointed bedrooms, and a modern shower room. The heart of the home is undoubtedly the expansive open-plan kitchen, dining, and living area, where floor-to-ceiling windows invite natural light and frame the stunning coastal scenery. This space is perfect for both everyday living and entertaining, seamlessly connecting the indoors with the beauty of the outdoors.

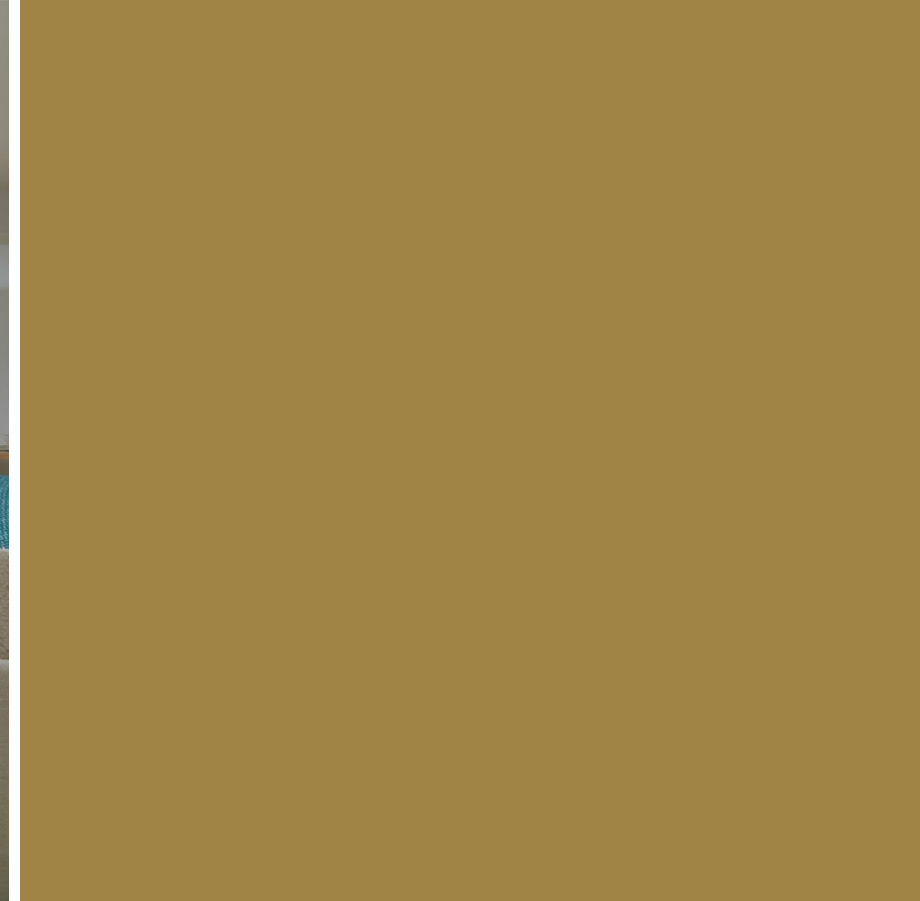
The modern kitchen is equipped with integrated appliances, including an induction hob and a convenient wall island. A delightful snug area overlooks the sea, providing a tranquil retreat, while the main living space boasts a new Eco-design multi-fuel burner, ensuring warmth and comfort throughout the year. Underfloor heating enhances the main living areas, kitchen, bathroom, and one of the bedrooms, adding to the home's luxurious feel.

Outside, the property features a beautiful patio area that overlooks the beach, perfect for enjoying the serene coastal atmosphere. A detached Scandinavian log cabin garage offers additional storage and parking for 2-3 cars.

Living in Auchmithie means being part of a picturesque community, renowned for its dramatic coastline, pebble beach, and scenic cliff walks. With Arbroath just a short distance away, residents can easily access a variety of amenities, including shops, schools, and restaurants.

This home is not just a place to live; it is a lifestyle choice, offering tranquillity, character, and a connection to nature. For those seeking a truly unique coastal property that stands

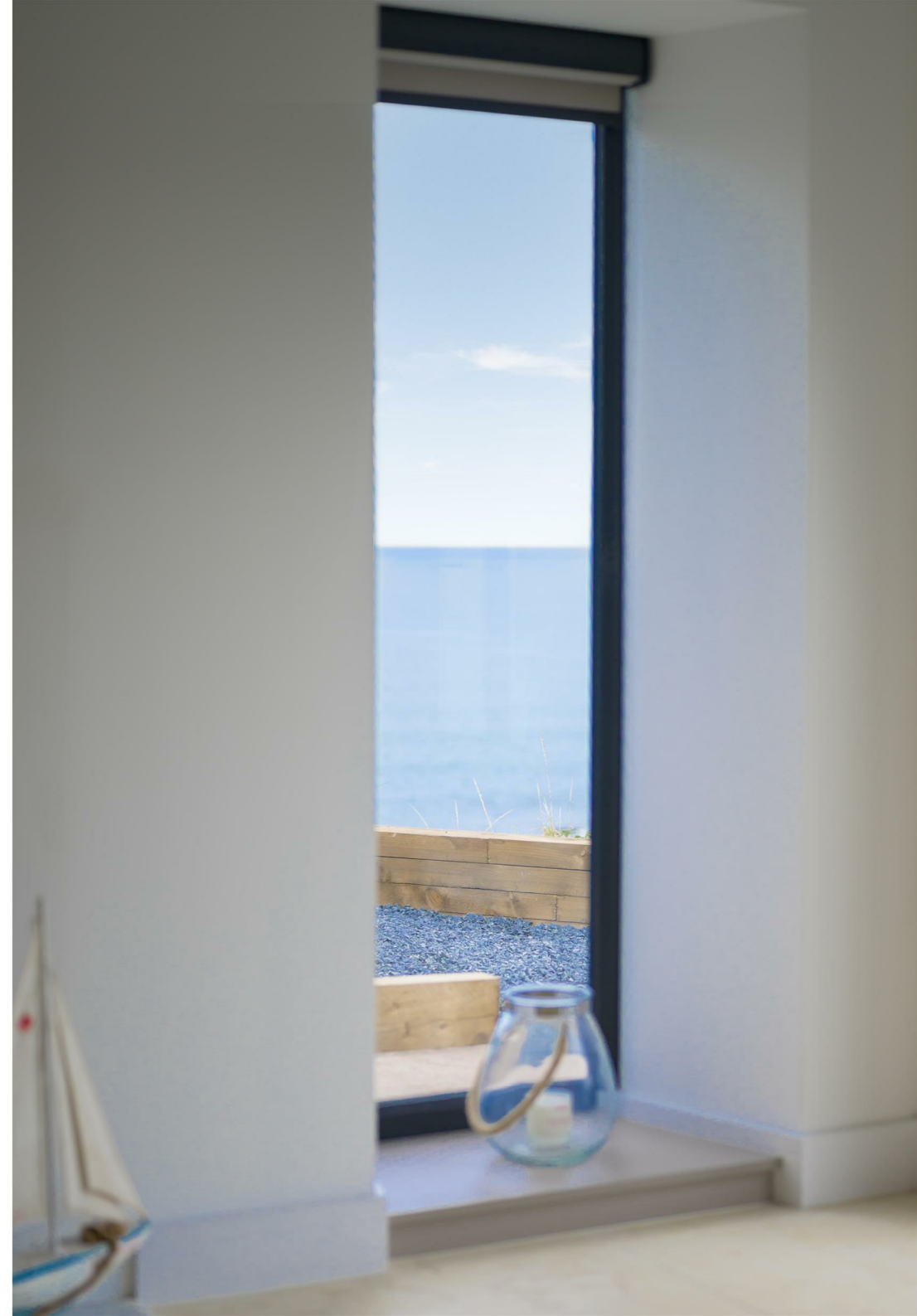




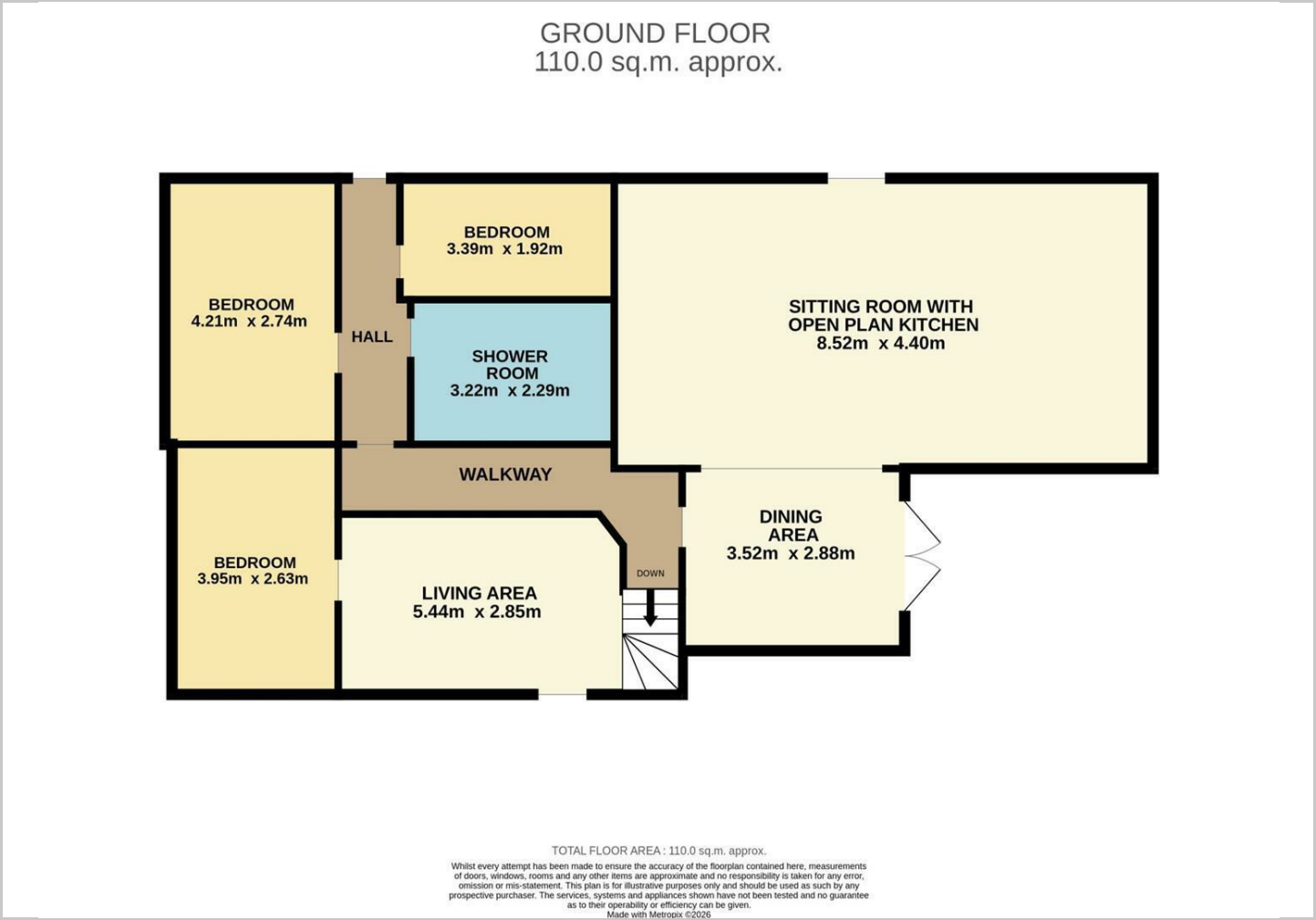
## Directions







Floor Plans



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

