





# EAST KIRKTON

ROAD, ARBROATH, ANGUS, DD11 4GR

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.



PROPERTY





# THE OLD SCHOOL

## HOUSE

Standing to attention just outside of the school gates, The old School House offers a spacious family bungalow, renovated to a high standard with internal re-configuration best suited to today's family. The drive affords parking for several cars and the neat gardens to the front of the home are laid to lawn.

The vestibule with excellent storage, opens to the inner hall with access to all apartments. The lounge features a dual aspect. The décor is fresh, warm and comfortable. The dining kitchen is well laid out making food preparation and service easy with warm,

country style cabinetry and co-ordinating worktops and tiled splash-back. From here, an arch is open to the utility room and a door leads to the rear gardens.

The family bathroom offers a white three-piece suite and a shower over the bath for added convenience. The use of warm tones add to the luxury feel. The spacious master bedroom also features an en-suite shower room with vanity storage. Two more double bedrooms completes the accommodation.

Externally there is a drive and good size garden grounds. Overall, this is a great opportunity to acquire a contemporary home ready to move into.



UTILITY

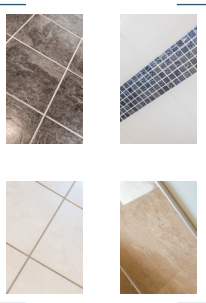
LOUNGE



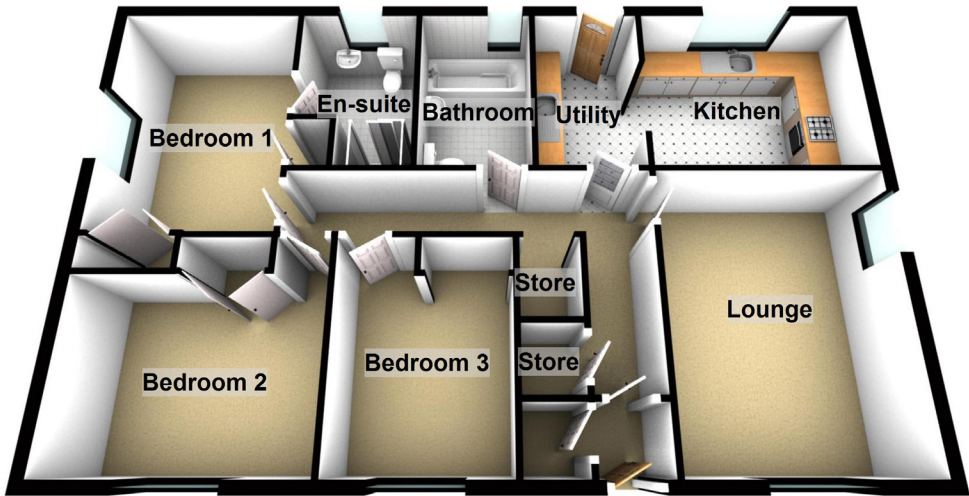


## BEDROOM & EN-SUITE

## FAMILY BATHROOM



# SPECIFICATIONS



### APPROXIMATE DIMENSIONS (Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.50m (14'9") x 3.50m (11'6")  |
| Kitchen   | 3.50m (11'6") x 2.80m (9'2")   |
| Utility   | 2.80m (9'2") x 1.70m (5'7")    |
| Bedroom 1 | 3.90m (12'10") x 2.90m (9'6")  |
| En-suite  | 2.80m (9'2") x 1.90m (6'3")    |
| Bedroom 2 | 3.63m (11'11") x 3.40m (11'2") |
| Bedroom 3 | 3.40m (11'2") x 2.60m (8'6")   |
| Bathroom  | 2.80m (9'2") x 1.80m (5'11")   |

GROSS INTERNAL FLOOR AREA (m<sup>2</sup>) - 92 m<sup>2</sup>

EPC - C

## FLOOR PLAN & PROPERTY LOCATION





GARDEN VIEWS

# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
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