



**McEwan Fraser Legal**

Solicitors & Estate Agents

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ARBROATH, ANGUS, DD11 1LS

20 ANDREW WELSH WAY



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 readily available from here linking airports, both Aberdeen and Edinburgh and the town also has its railway station. Arbroath, which lies on the north east coast is a charming town steeped in history, the vast 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.

Part Exchange available. We are delighted to bring to the open market this spacious and move in condition semi-detached three-storey townhouse, situated in a quiet cul-de-sac location close to the town centre and local park and woodland. A monoblock driveway greets you to the front with access to the garage with metal up and over door, light, and power. Access to the property in through a covered entrance porch and leads into the hallway with wood flooring, downlights, and stair lights. The two-piece cloakroom can be found on the left-hand side with front aspect double glazed opaque window. You have an understairs cupboard, offering additional storage and door leading into the kitchen/ breakfast/dining room area which is open plan and has access to the rear garden. The kitchen is fitted with a range of eye and base level units with ample cupboard space, and laminated roll top work surfaces incorporating stainless steel sink unit with mixer tap and drainer. Built-in appliances include a washing machine, double oven with halogen hob above and extractor hood above. Built-in upright fridge freezer and dishwasher can be found with LED down lights, built in breakfast bar and further space for table and chairs and sofa. On the first floor, you have an impressive 'L' shape living room with front aspect. To the rear is the master bedroom with a rear aspect, fitted wardrobes and en-suite three-piece shower room. On the top floor are the three other double bedrooms all with fitted wardrobes, the guest bedroom has an en-suite three-piece shower room suite. Completing the accommodation is the family bathroom.

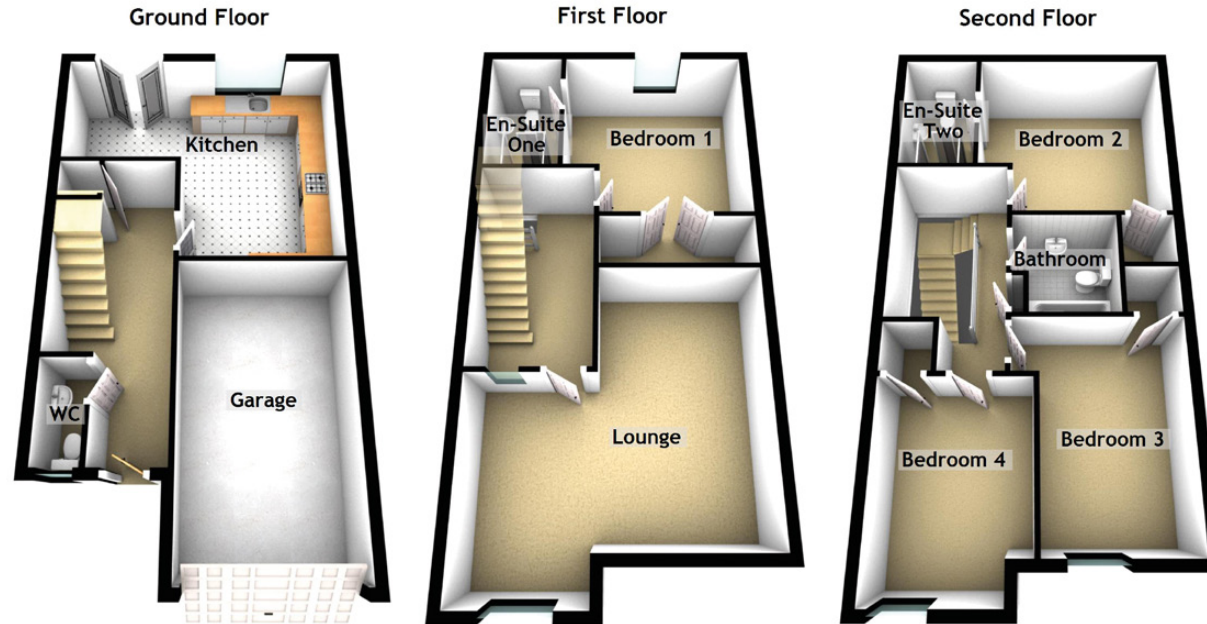
To the rear is a patio area immediately to the rear of the property with access to the front of the property. The main garden is accessed climbing to the decking area with ample seating space and enclosed by timber fencing.



HALL, LOUNGE, KITCHEN, & LANDING



BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.34m (17'6") x 4.90m (16'1")
Kitchen	5.30m (17'5") x 4.40m (14'5")
Bedroom 1	3.80m (12'6") x 3.74m (12'3")
En-Suite One	2.60m (8'6") x 1.50m
Bedroom 2	3.80m (12'6") x 3.70m
En-Suite Two	2.60m (8'6") x 1.50m
Bedroom 3	4.00m (13'1") x 2.60m
Bedroom 4	3.60m (11'10") x 2.60m (8'6")
WC	1.80m (5'11") x 0.80m
Bathroom	2.00m (6'7") x 2.00m (6'7")
Garage	5.30m (17'5") x 3.00m (9'10")

Gross internal floor area (m²) - 140m²

EPC Rating - C

Extras
(Included in the sale)

Included with the sale of the property are the fitted appliances, floor coverings, and blinds.

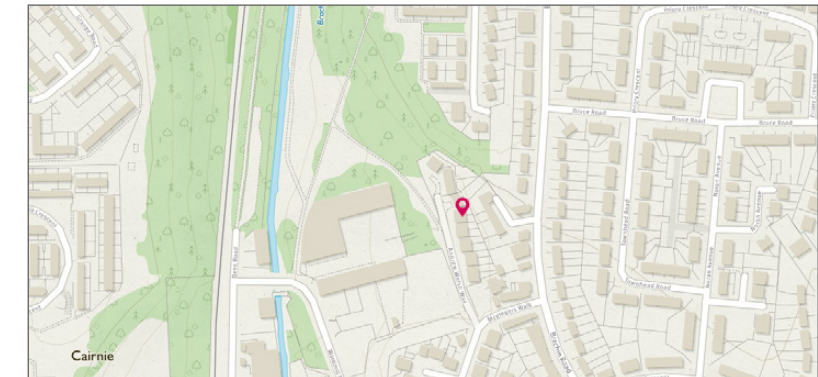
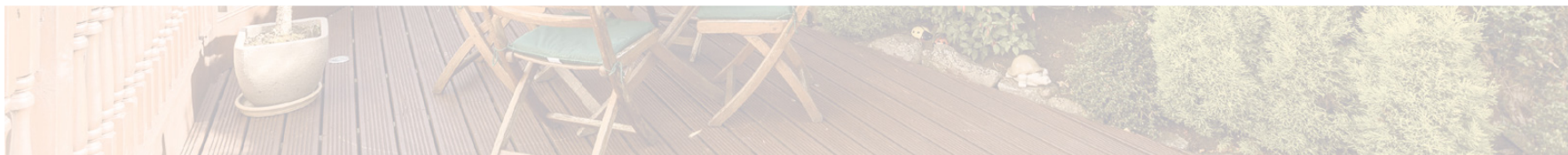


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**Part
Exchange
Available**



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Surveyor



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Layout graphics and design
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Designer

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