




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Bankhead Road

ARBROATH, ANGUS, DD11 2DL



Arbroath

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.



ARBROATH HARBOUR, ABBEY, BELL ROCK SIGNAL TOWER AND MUSEUM AND SURROUNDING COUNTRYSIDE



“...The town has a *thriving* marina and is also a *picturesque* holiday destination with sandy beaches and rugged cliff frontage...”

Part Exchange available! McEwan Fraser Legal are delighted to offer onto the open market this modern detached three double bedroom family bungalow. Situated in a generous plot with ample parking options and in a quiet Cul-de-sac, this would suit families and elderly people very well. Greeting you at the front of the property is the porch with large glass windows. This then leads into the entrance hall with bedrooms located to one side and the living space the other. There is a storage cupboard located on the right and access to the loft space via a drop down ladder. The living room enjoys a front aspect with large double-glazed windows which lets the light fill the room. Finished off with hardwood flooring and decorative fireplace, this room works for a number of different seating arrangements. The kitchen/breakfast room is the main hub of the house and works well for both purposes. The kitchen is finished off well with modern units occupying eye and base levels with a stainless steel sink unit with mixer tap and drainer. There are spaces for a wide free standing 'Range' style cooker, upright fridge/freezer and space and plumbing for a washing machine and dishwasher. You then access the family room which is the large and spacious conservatory with the current family using it as a family room with access to the garden and garage through the double doors. The three double bedrooms are all located to one side of the bungalow each enjoying separate front, side and rear aspects. The master bedroom enjoys wall to wall fitted wardrobes with mirrored doors and ample hanging space. The second bedroom also has a fitted cupboard for additional storage space. The family shower room is a three-piece white suite with double corner shower cubicle finished with floor and wall tiling, heated towel rail and built in cupboards and vanity unit.

The rear garden enjoys a shingled and patio area from around the edge of the property with decking area with up lights and a generous grassed lawn area fully enclosed by wood paneled fencing to make it child and pet proof. You can access the garage from here through the rear door. Garage has an up and over door with light and power. The driveway leads to the garage and offers off street parking for three vehicles. Further parking is available on the road either side of the property. To the front is a low-maintenance garden setup with shingle and pathway enclosed by a low brick wall.



Bankhead Road





The Specifications

Approximate Dimensions
(Taken from the widest point)

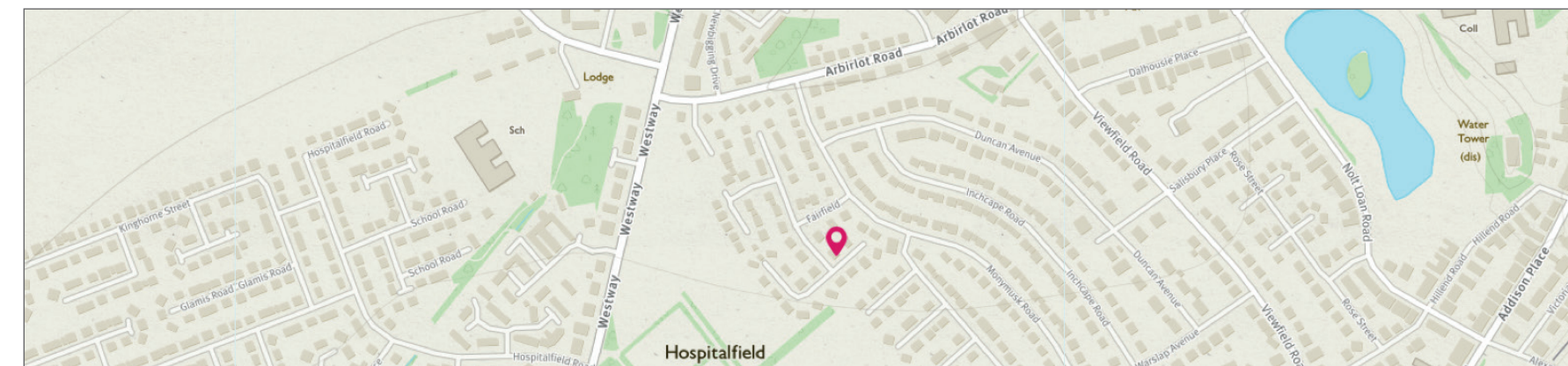
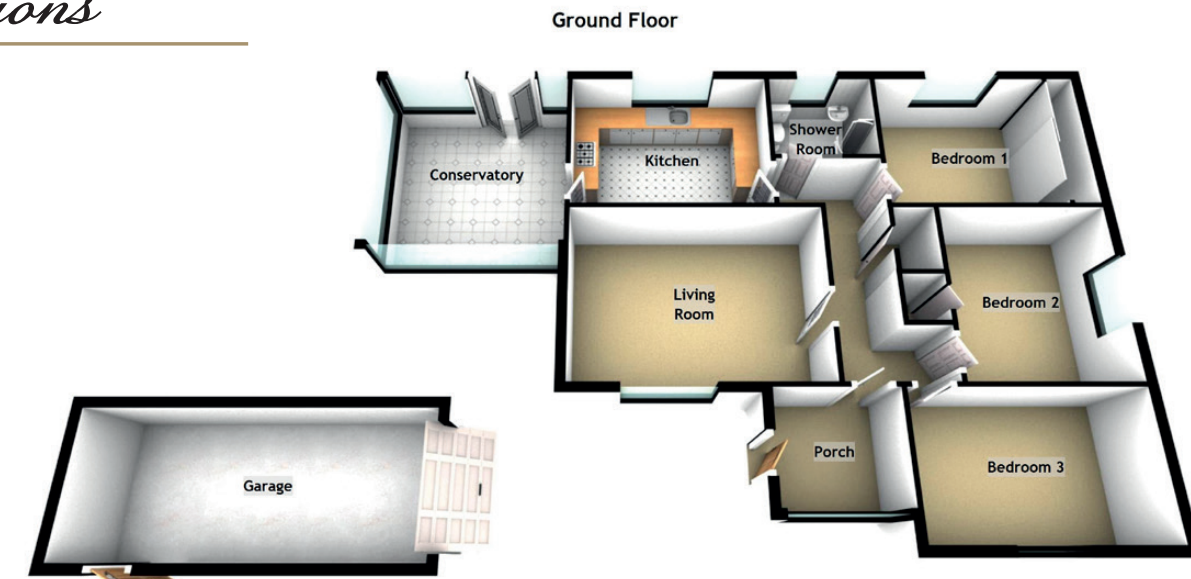
Porch	2.30m (7'7") x 2.10m (6'11")
Living Room	4.90m (16'1") x 3.50m (11'6")
Kitchen	4.00m (13'1") x 2.90m (9'6")
Conservatory	3.80m (12'6") x 3.70m (12'2")
Bedroom 1	4.10m (13'5") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	4.30m (14'1") x 2.70m (8'10")
Shower Room	2.10m (6'11") x 1.80m (5'11")
Garage	6.30m (20'8") x 2.60m (8'6")

Gross internal floor area (m²) - 97m²

EPC Rating - D

Extras
(Included in the sale)

Floor coverings and blinds are included within the sale.



Bedrooms & Shower Room




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
REBECCA DALE
 Senior Designer

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