




McEwan Fraser Legal

Solicitors & Estate Agents

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42 Burnett Drive

ANGUS / ARBROATH / DD11 5FH



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.



THE PROPERTY

42 BURNETT DRIVE

SEMI-DETACHED THREE DOUBLE BEDROOM HOUSE IN MOVE-IN CONDITION / SEA VIEWS TO THE REAR

Part Exchange available. McEwan Fraser Legal are delighted to offer onto the open market this spacious three double bedroom family home with some great additions including an extended driveway accommodating an extra two cars off the street and a landscaped and useable rear garden. Walk in to the entrance hall through the side door with stairs to first floor and access to the ground floor rooms. The living room enjoys a front aspect through double glazed windows with real wood flooring. There is a downstairs W.C, newly installed with natural stone tiles (travertine) sink unit as well as an additional toilet. The kitchen/breakfast room runs the width of the property with space for

large table and chairs and access directly to the rear garden. The newly installed kitchen units and flooring comprises of a range of eye and base level units with roll top work surfaces incorporating sink unit with mixer tap and drainer. Fitted appliances include single oven with four ring gas hob above and extractor hood, free-standing fridge/freezer and space and plumbing for a washing machine, with plumbing also available for a dishwasher.

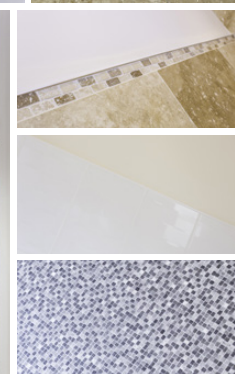
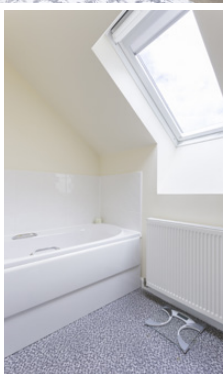
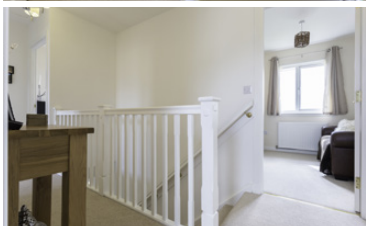
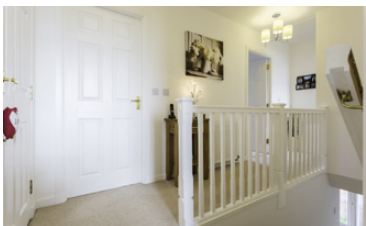
Upstairs you have three double bedrooms, two have fitted wardrobes and the back rooms enjoy sea views. The newly installed en-suite shower room with natural stone tiles, is a three piece suite

with shower and the family bathroom is also a three piece suite. There is a loft area accessed from the landing along with airing cupboard and smoke alarms.

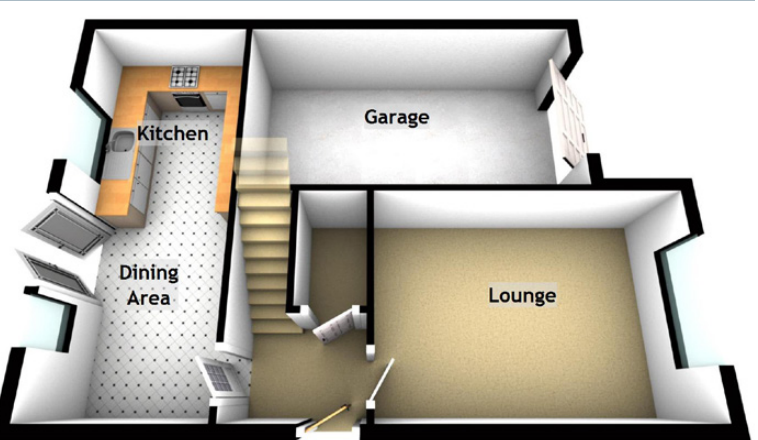
There is a retaining wall to separate the upper and lower garden area therefore creating a larger usable space. The garden is also secure and enclosed by wood panelled fencing. To the rear is a few steps taking you down to a lower patio area with access to the shed. The garden is laid to lawn with flower and shrub borders, outside lighting, an additional water tap and access gate to front of property complete the garden description.



BEDROOMS
&
EN-SUITE/
BATHROOM



SPECIFICATIONS



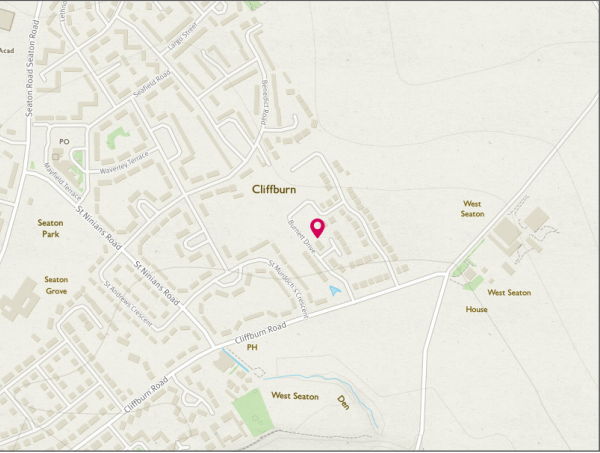
APPROXIMATE DIMENSIONS	
(Taken from the widest point)	
Lounge	4.50m (14'9") x 3.20m (10'6")
Kitchen	6.00m (19'8") x 2.50m (8'2")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
En-suite	2.40m (7'10") x 1.60m (5'3")
Bedroom 2	3.60m (11'10") max x 2.90m (9'6")
Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 1.70m (5'7")
Garage	5.20m (17'1") x 2.80m (9'2")

GROSS INTERNAL FLOOR AREA (M²)

85 m2

EXTRAS
(Included in the sale)

Fitted kitchen appliances, floor coverings and garden shed are included within the sale.






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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