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44 Nolt Loan Road

ARBROATH, ANGUS, DD11 2AH



AR BROATH

ANGUS. DD11 2AH

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 is 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 is a former royal burgh and the largest town in the council area of Angus in Scotland with a population of around 23,000. It lies on the North Sea coast, around sixteen miles (twenty-five point seven km) east-north-east of Dundee and forty-five miles (seventy-two point four km) south-south-west of Aberdeen. Whilst there is evidence for settlement in the area now occupied by the town that dates back to the Iron Age, Arbroath's history as a town begins in the High Middle Ages with the founding of Arbroath Abbey in 1178.





44 NOLT LOAN ROAD

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We are delighted to offer onto the open market this superb three-bedroom semi-detached stone built villa, situated in this sought after non-estate location. Parking is found on the main road to the front of the property. There is a lawned front garden with a low-level brick wall with steps leading to the front door.

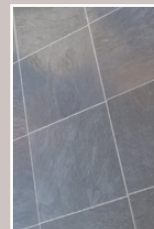
You walk into the entrance vestibule which then leads into the entrance hall with stairs to the first floor, under stairs storage cupboard and access to ground floor accommodation. The living room is accessed to the left with a front aspect bay window, period features and open fire. The dining room/family room is found to the rear on the left-hand side behind the living room with a rear aspect over the garden and wood burner, this could be a fourth bedroom if required. You then have the kitchen/dining room which enjoys a rear aspect over the garden. The kitchen has a cottage style comprehensive range of eye and base level units with wooden work surfaces sink unit

and drainer. Built-in appliances include a cooker, hob and dishwasher. There is also space for microwave and washing machine and ample space for table and chairs. The utility room is then accessed from here and offers space for a tumble dryer, American style fridge freezer and access door to the rear garden.

On the upper level there are two double bedrooms and a one single, the master and second bedroom both enjoying bay windows. Off of the landing is storage cupboard and completing the accommodation is the family four-piece bathroom.

Outside is a patio area with space for seating and access gate to the side garden. The remaining garden is laid to lawn with flower and shrub borders. There is also a large outbuilding containing three storage areas.

An early viewing is highly recommended to avoid disappointment.



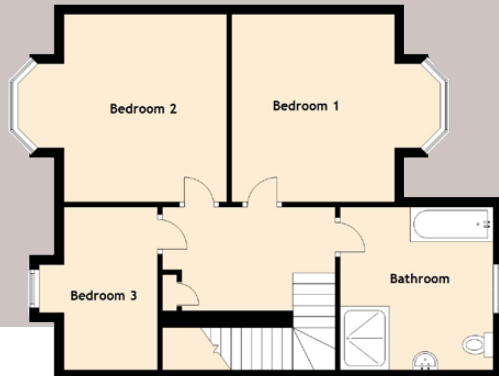
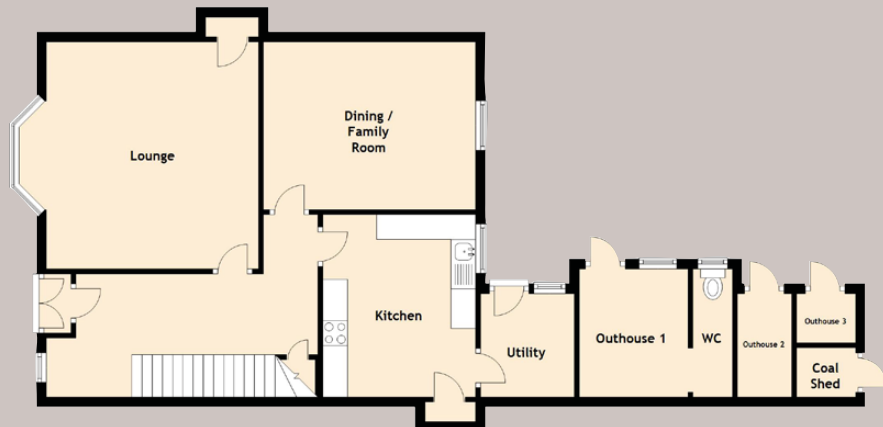


"SUPERB THREE-BEDROOM SEMI-DETACHED STONE BUILT VILLA"



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.30m (14'1")
Kitchen	3.60m (11'10") x 3.10m (10'2")
Utility	2.10m (6'11") x 1.90m (6'3")
Dining/Family Room	4.30m (14'1") x 3.40m (11'2")
Bedroom 1	3.80m (12'6") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 1.90m (6'3")
Bathroom	3.30m (10'10") x 3.10m (10'2")

Outhouse 1	2.60m (8'6") x 2.20m (7'3")
Outhouse 2	2.10m (6'11") x 1.10m (3'7")
Outhouse 3	1.20m (3'11") x 1.00m (3'3")
Coal Shed	1.20m (3'11") x 1.00m (3'3")
WC	2.60m (8'6") x 0.80m (2'7")

Gross internal floor area (m²): 129m² | EPC Rating: E

Extras (Included in the sale): Light fittings, floor coverings, blinds and built-in appliances.

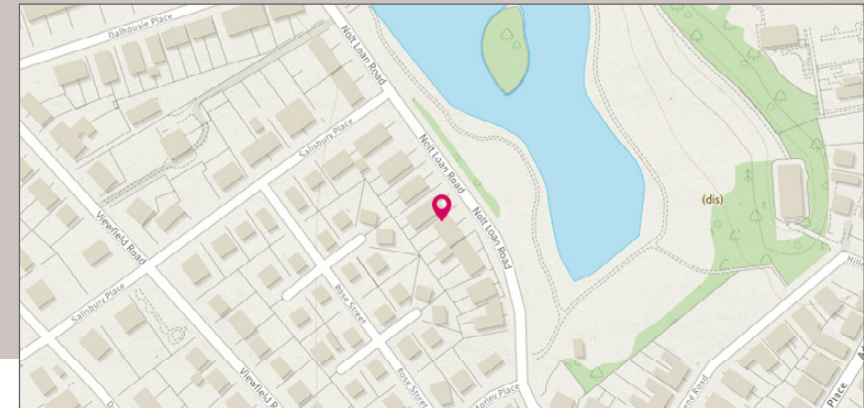


Image credit: <https://www.edinaxsurvey.co.uk/emap/>



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