



Two-bedroom semi-detached with a drive and garage



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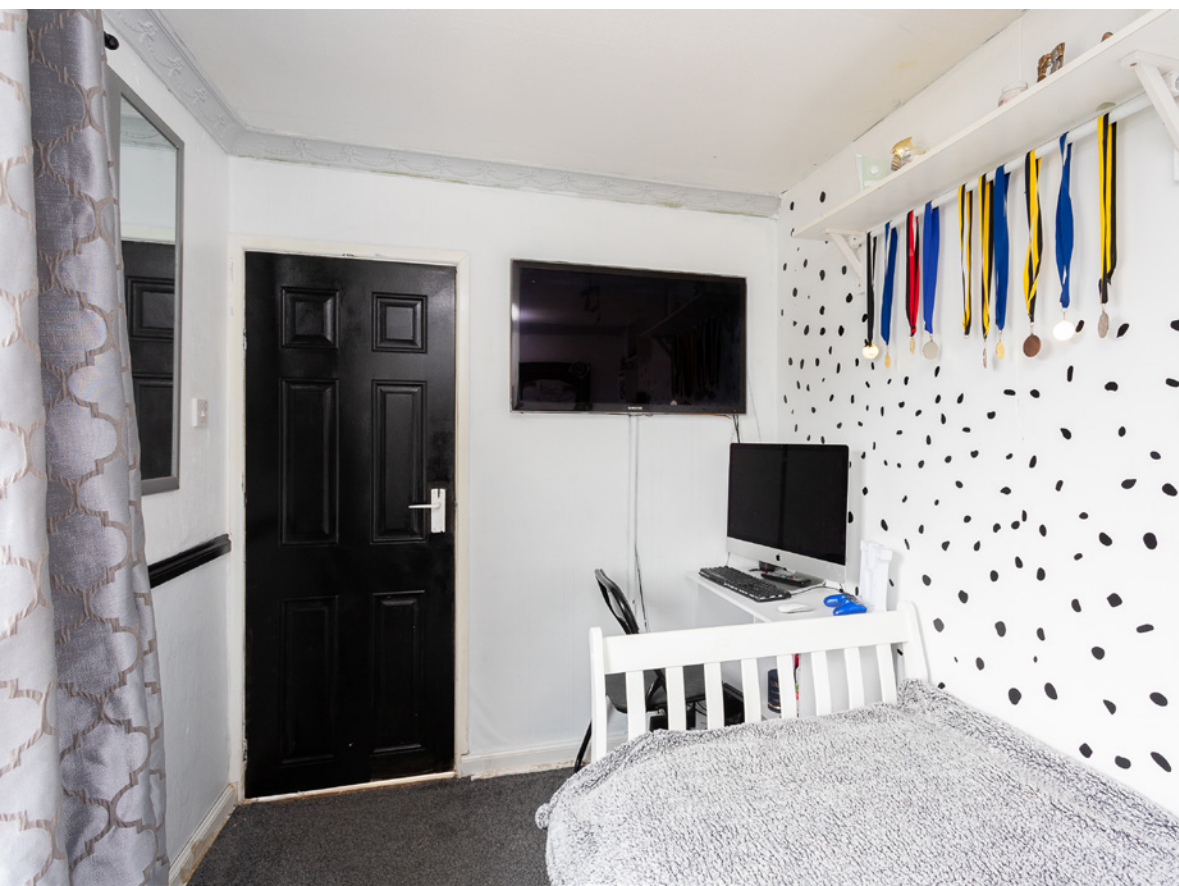
Presenting an exceptional opportunity to acquire a two-bedroom semi-detached villa with the added convenience of a garage, this property combines modern living with thoughtful design. Nestled in a sought-after locale, this residence offers both comfort and practicality, making it an ideal home for a discerning buyer.

THE KITCHEN



On the ground floor, discover a tastefully refurbished galley-style kitchen, elegantly designed to meet the demands of contemporary living. A well-placed door provides access to the garden, creating a harmonious flow between indoor and outdoor spaces.

THE DINING ROOM /BEDROOM 3



The dining room, currently utilised as a third bedroom, offers versatility to adapt to your lifestyle needs, while the lounge bathes in natural light through a front-facing window, creating a welcoming atmosphere.

THE LOUNGE



On the upper floor, we find two generously sized bedrooms. The family bathroom, featuring a shower and screen over the bath, showcases a commitment to modern comfort and functionality.

THE BATHROOM & BEDROOM 1



BEDROOM 2

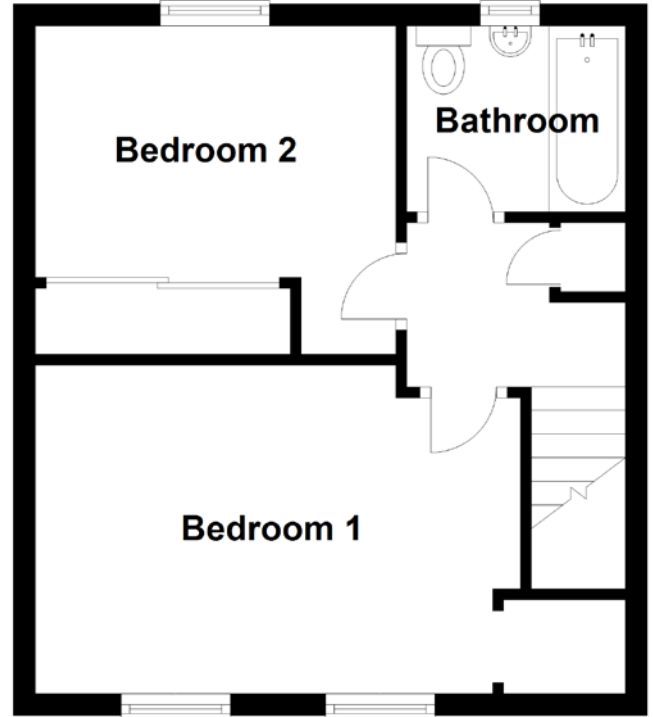
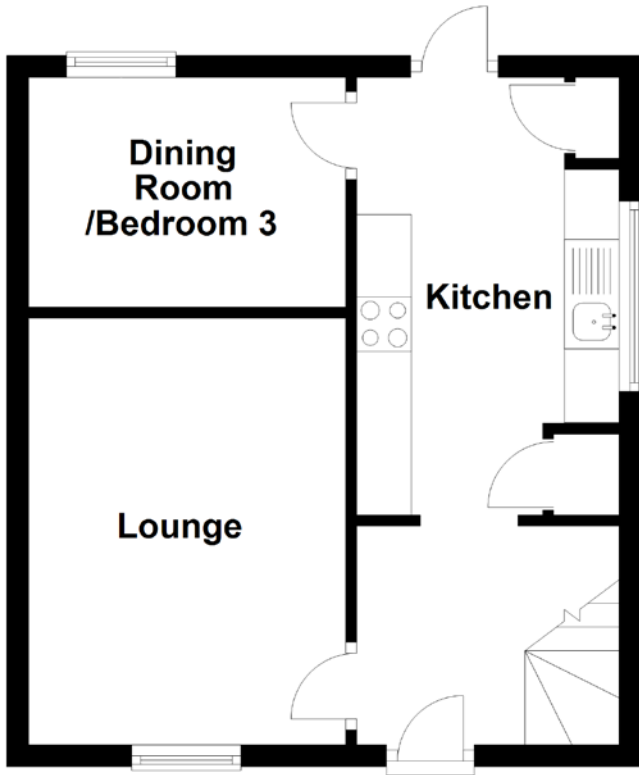


Externally, the property boasts a front-drive, providing off-road parking convenience, along with a garage for secure storage or parking. The rear garden provides an ideal space for leisurely activities or al fresco dining. With its strategic location, off-road parking, and a garage, this property offers not just a home but a complete lifestyle package. Arrange a viewing today.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

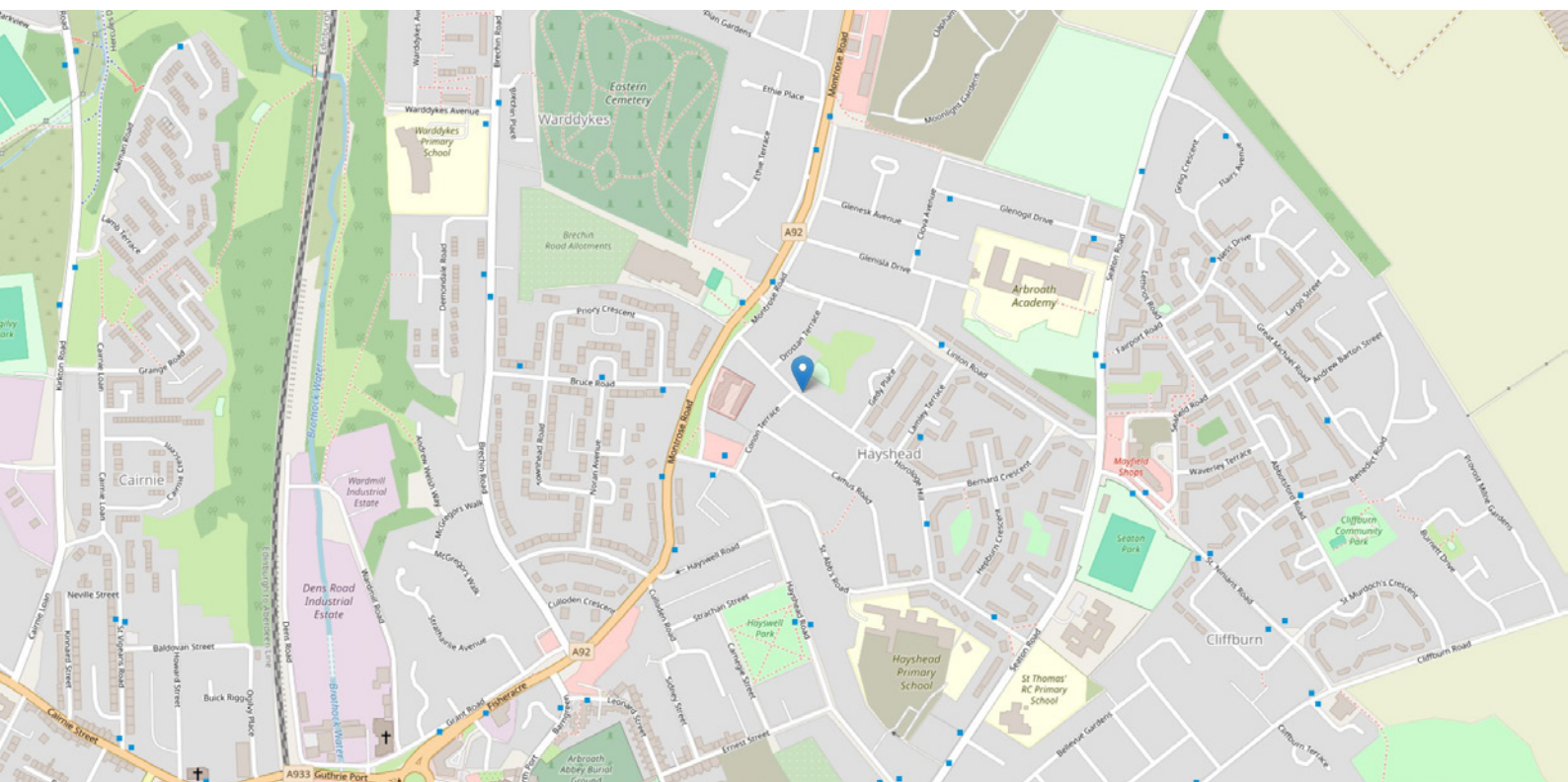


Approximate Dimensions
(Taken from the widest point)

Lounge 3.90m (12'10") x 2.90m (9'6")
 Dining Room/Bedroom 3 2.90m (9'6") x 2.10m (6'11")
 Kitchen 4.00m (13'1") x 2.40m (7'10")

Bathroom 2.00m (6'7") x 1.70m (5'7")
 Bedroom 1 4.44m (14'7") x 3.00m (9'10")
 Bedroom 2 3.30m (10'10") x 3.00m (9'10")

Gross internal floor area (m²): 67m²
 EPC Rating: C



THE LOCATION

Nestled along the rugged east coast of Scotland, Arbroath unveils itself as a town steeped in history, maritime heritage, and a timeless charm that resonates through its streets. As you navigate through Arbroath, the air is infused with the briny scent of the North Sea, a constant reminder of the town's close connection to the maritime world. A centrepiece of Arbroath's historical tapestry is the venerable Arbroath Abbey, a stone sentinel that stands witness to centuries of Scottish history. This 12th-century marvel echoes the significance of the Declaration of Arbroath, a document that encapsulates Scotland's quest for independence.





The town's heartbeat reverberates through its bustling streets, where a harmonious blend of traditional shops, local eateries, and cultural establishments unfold. Arbroath smokies, the locally renowned smoked haddock, beckon culinary enthusiasts to savour a taste of the town's gastronomic heritage. Arbroath's coastal allure is further accentuated by the picturesque harbour, where fishing boats sway gently in the waters. The harbour area, a hub of activity, invites exploration and offers a glimpse into the town's maritime past. Stroll through Arbroath's charming neighbourhoods, and you'll encounter a mix of architectural styles, from historic stone buildings to more modern residences. The town's character is shaped by its people, who exude warmth and friendliness that make visitors feel right at home.

Nature enthusiasts are drawn to the nearby Seaton Cliffs Nature Reserve, where the rugged cliffs provide a dramatic backdrop to the coastal scenery. It's a haven for birdwatchers and those seeking a tranquil escape into nature. Arbroath's allure isn't solely rooted in its past; it also embraces the present with a vibrant community spirit. Local events, festivals, and gatherings contribute to a lively atmosphere, showcasing the town's capacity to blend tradition with a contemporary vibrancy.

In Arbroath, every street tells a story, every harbour echoes a seafaring legacy, and every resident contributes to the town's enduring charm. Whether you're exploring its historic landmarks, savouring local delicacies, or simply immersing yourself in the coastal ambience, Arbroath invites you to experience the rich tapestry of its past and the vibrant pulse of its present.



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