

Annfield Brax

ARBROATH, DD11 2QP



*Four-bedroom, detached, semi-rural,
cottage just four miles West of Arbroath*



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McEwan Fraser Legal is delighted to present this four bedroom, detached, semi-rural, cottage just four miles West of Arbroath. The property is spacious, centrally located and in easy access to most amenities including large supermarkets and railway station, harbour etc. Beautifully presented and creatively extended to create a welcoming and spacious family home, Annfield Brax is perfect for large or extended families as well as buyers simply looking to indulge in spacious accommodation and working space.

THE KITCHEN



The expansive kitchen offers a comprehensive range of units at both wall and floor levels with contrasting worktops. There is more than enough space for a large dining table or sofa to create a family room, and a log-burning stove adds to the charm of this public room. This home is wonderfully quirky.

THE UTILITY/KITCHEN



THE LOUNGE



THE SITTING ROOM



THE DINING ROOM



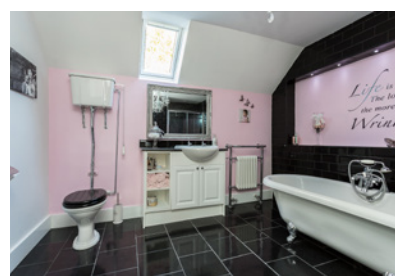
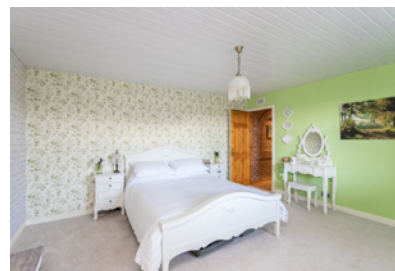


There are corridors and feature brick walls, rooms with an expanse of glazing, en-suites, large utility rooms or second kitchens, three public rooms, inner courtyards, and four bedrooms. It needs to be explored to appreciate all on offer. If you are looking for something very different, look no further. If you are looking to run a business from home, look no further. If you need a home that can allow family members to live independently yet be close by, look no further.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



The garage, workshop and store areas offer a superb opportunity to run a business, or an e-commerce, from home. Alternatively, you might love dogs in which case the kennels might attract you. Perhaps you have a collection of bikes or like to tinker on the car at the weekend, it is all here for you at Annfield Brax.

EXTERIORS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

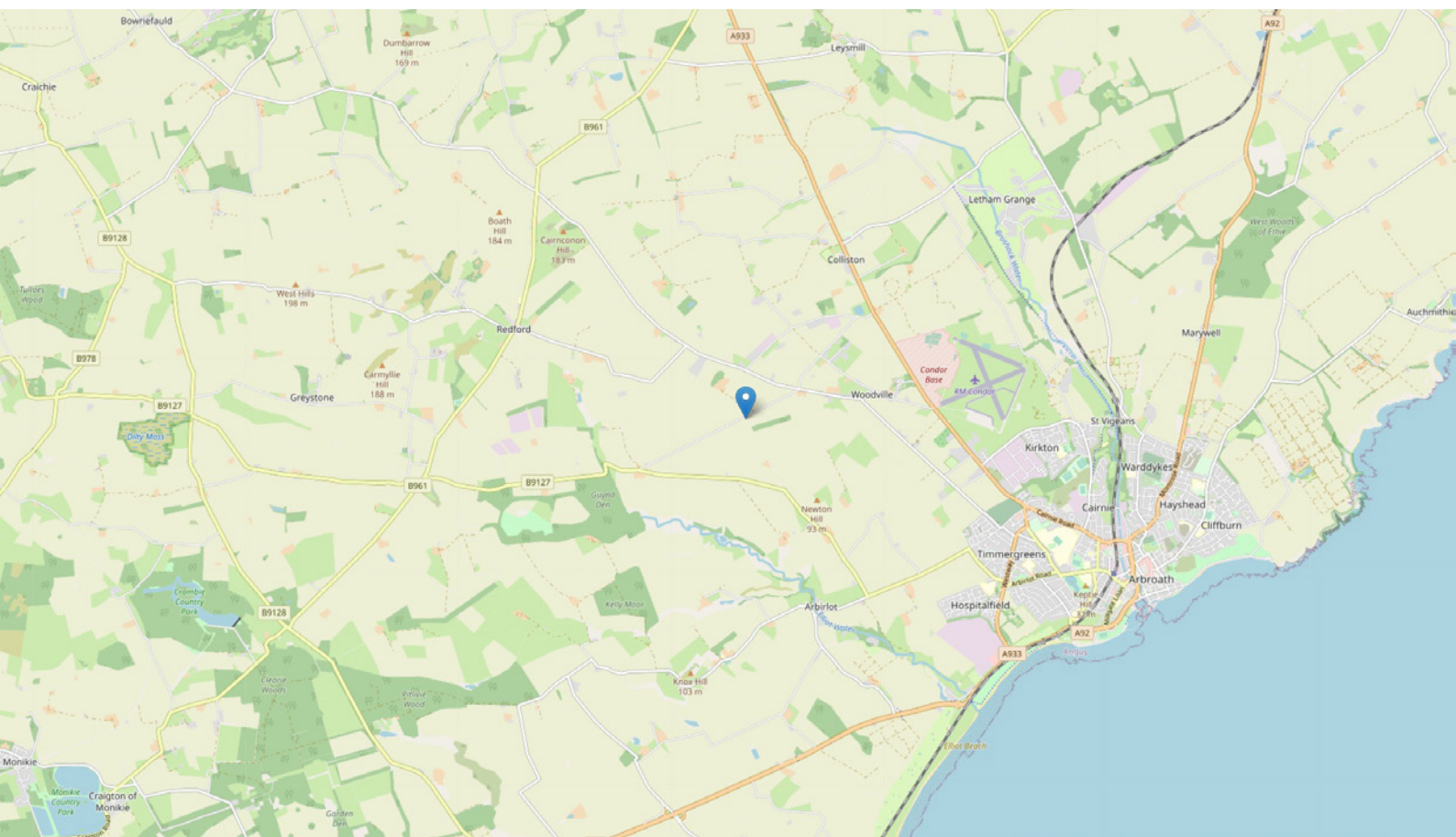


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	8.00m (26'3") x 3.40m (11'2")
Utility/Kitchen	3.30m (10'10") x 3.30m (10'10")
Dining Room	4.30m (14'1") x 3.80m (12'6")
Sitting Room	3.90m (12'10") x 3.80m (12'6")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Bedroom 1	4.50m (14'9") x 4.30m (14'1")
En-suite	3.10m (10'2") x 3.10m (10'2")

Bedroom 2	4.50m (14'9") x 4.00m (13'1")
Bedroom 3	3.80m (12'6") x 3.70m (12'2")
Bedroom 4	3.30m (10'10") x 2.90m (9'6")
Workshop	7.20m (23'7") x 3.60m (11'10")
Store	6.00m (19'8") x 3.80m (12'6")
Garage	6.00m (19'8") x 5.20m (17'1")
Garage	7.30m (23'11") x 4.60m (15'1")

Gross internal floor area (m²): 190m²
EPC Rating: E



THE LOCATION

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. This delightful home sits to the outskirts, some four miles, of Arbroath with open countryside, farmlands and similar residential homes all around yet a short drive to all amenities.



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