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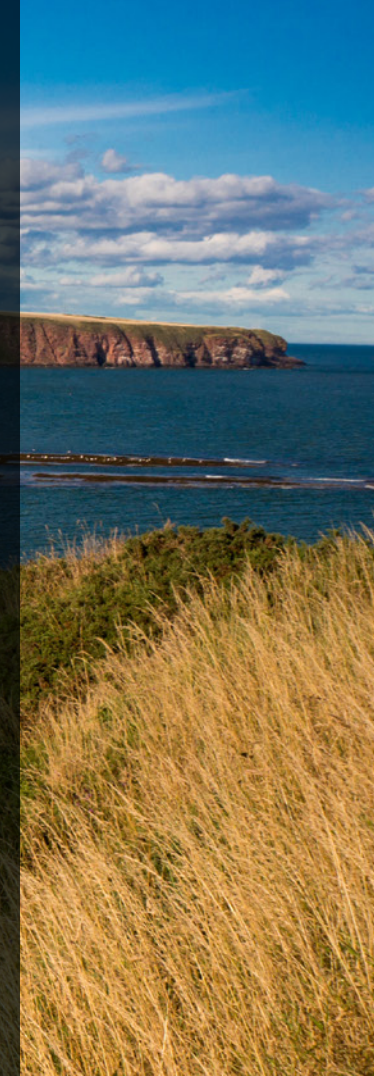
Flat 1/2 48 High Street

ARBROATH, DD11 1AW



Arbroath, nestled in the county of Angus, Scotland, is a coastal town renowned for its historic charm and maritime heritage. Steeped in rich history, Arbroath is perhaps most famous for being the birthplace of the Declaration of Arbroath in 1320, a significant document in Scottish history. The town's picturesque harbour is a focal point, offering scenic views and a vibrant atmosphere. Visitors and residents alike are drawn to Arbroath's historic landmarks, including the stunning Arbroath Abbey, a medieval masterpiece. The town's maritime influence is evident in its bustling harbour, where local fishermen bring in fresh catches, and the iconic Arbroath Signal Tower Museum preserves the maritime heritage.

Beyond its history, Arbroath boasts a lively town center, providing a blend of local shops, cafes, and cultural attractions. The coastal location adds to the town's appeal, with panoramic views of the North Sea and scenic walks along the cliffs. Arbroath is also famous for its culinary contribution the Arbroath Smokie, a traditional smoked haddock delicacy. The annual Arbroath Sea Fest celebrates the town's maritime heritage and showcases local seafood.





This charming first-floor apartment in Arbroath offers a comfortable and convenient living space.

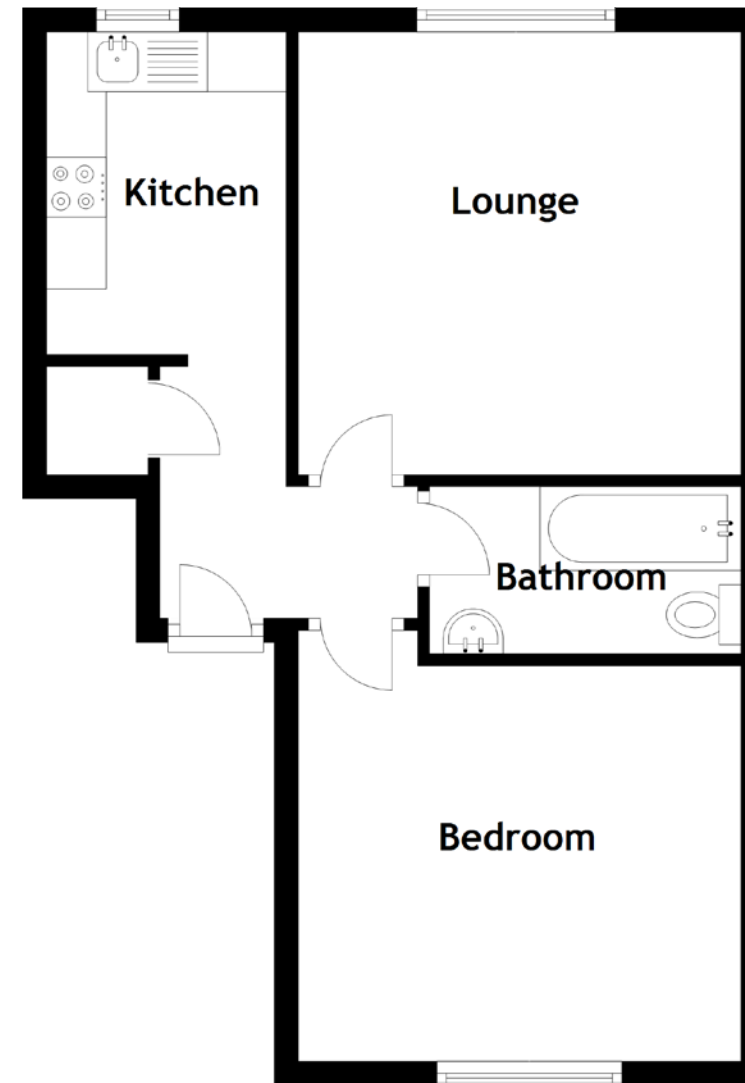
The well-designed layout includes a hallway leading to a cosy living room, a fully equipped kitchen, a modern bathroom, and a welcoming bedroom. The property boasts uPVC double-glazed windows, ensuring both energy efficiency and a quiet ambience.

With its proximity to the town centre, residents enjoy easy access to amenities and services.

This apartment presents an ideal blend of comfort and accessibility.



bedroom & bathroom



Approximate Dimensions
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.50m (11'6")
Kitchen	2.70m (8'10") x 2.00m (6'7")
Bedroom	3.70m (12'2") x 3.60m (11'10")
Bathroom	2.60m (8'7") x 1.40m (4'7")

Gross internal floor area (m²): 41m²
EPC Rating: C

- NEAR SEA
- TRAIN LINKS
- LEISURE FACILITIES
- LOCAL AMENITIES
- NEAR BARS
- PLACES TO EAT






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