

15a Marketgate

ARBROATH, ANGUS, DD11 1AZ



CHARMING AND WELL POSITIONED 2
DOUBLE BEDROOM TOWN HOUSE



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Welcome to this charming old fisherman's townhouse, a unique blend of history and modern comfort. As you enter through the front door, you are greeted by a generously sized hallway leading to the right, where you'll discover the spacious master bedroom, your personal sanctuary. Just off the hallway, a modern three-piece bathroom adds a touch of contemporary luxury, ensuring convenience and style.

Step through the doorway to the courtyard-enclosed garden, a tranquil outdoor space offering a perfect retreat for relaxation or entertaining. It's a seamless extension of the home, providing an oasis of greenery in the heart of the town.





Ascending to the first floor, you'll find the heart of the home, a spacious living and dining room seamlessly integrated with a modern fitted kitchen. This open-concept design creates an inviting atmosphere, perfect for intimate gatherings and larger celebrations. The thoughtful layout emphasizes functionality and aesthetic appeal.







On the second floor, a large second bedroom awaits, with ample storage space to accommodate your needs. The property boasts the convenience of gas-fired central heating, ensuring warmth and comfort throughout the seasons. Embracing modern living, the uPVC double glazing contributes to energy efficiency and sound insulation.



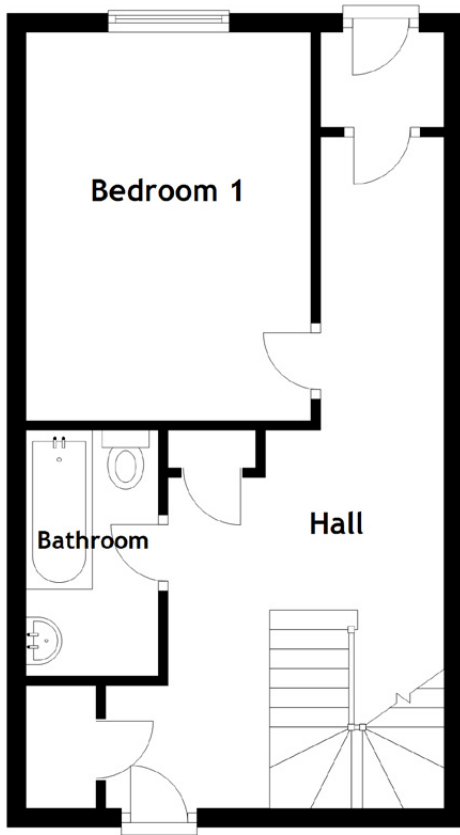


Convenience extends beyond the walls of this charming abode, with on-street parking right outside the property, making your daily routines effortlessly streamlined. Proximity to local shops and the bustling harbour enhances the property's appeal, offering a lifestyle that combines the tranquillity of a residential haven with the vibrancy of a coastal community.

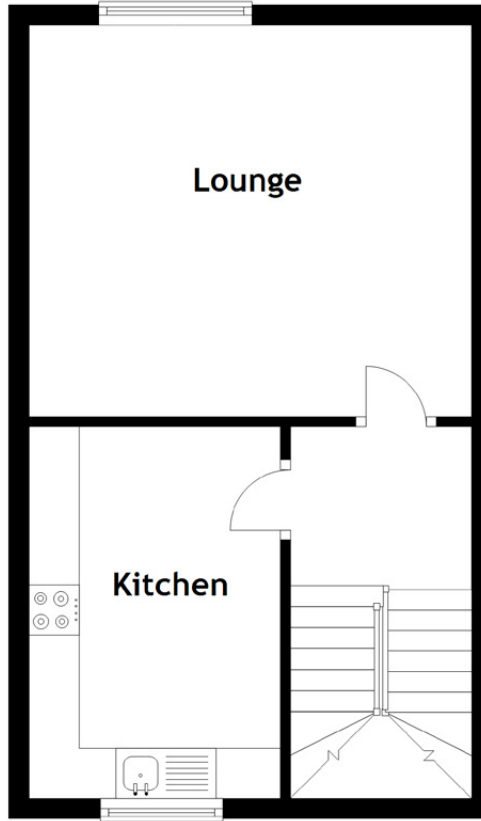
In summary, this old fisherman's townhouse presents a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Immerse yourself in the character of this home, where every corner tells a story, and envision a life enriched by the seamless integration of past and present.

The Exterior

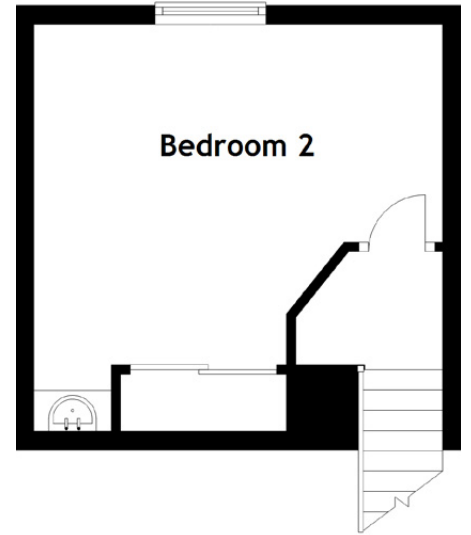
Ground Floor



First Floor



Second Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'9")
Kitchen	3.70m (12'2") x 2.50m (8'3")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 3.60m (11'10")
Bathroom	2.60m (8'6") x 1.40m (4'7")

Gross internal floor area (m²): 85m²

EPC Rating: D

Extras (Included in the sale): Floor coverings,
blinds and light fittings

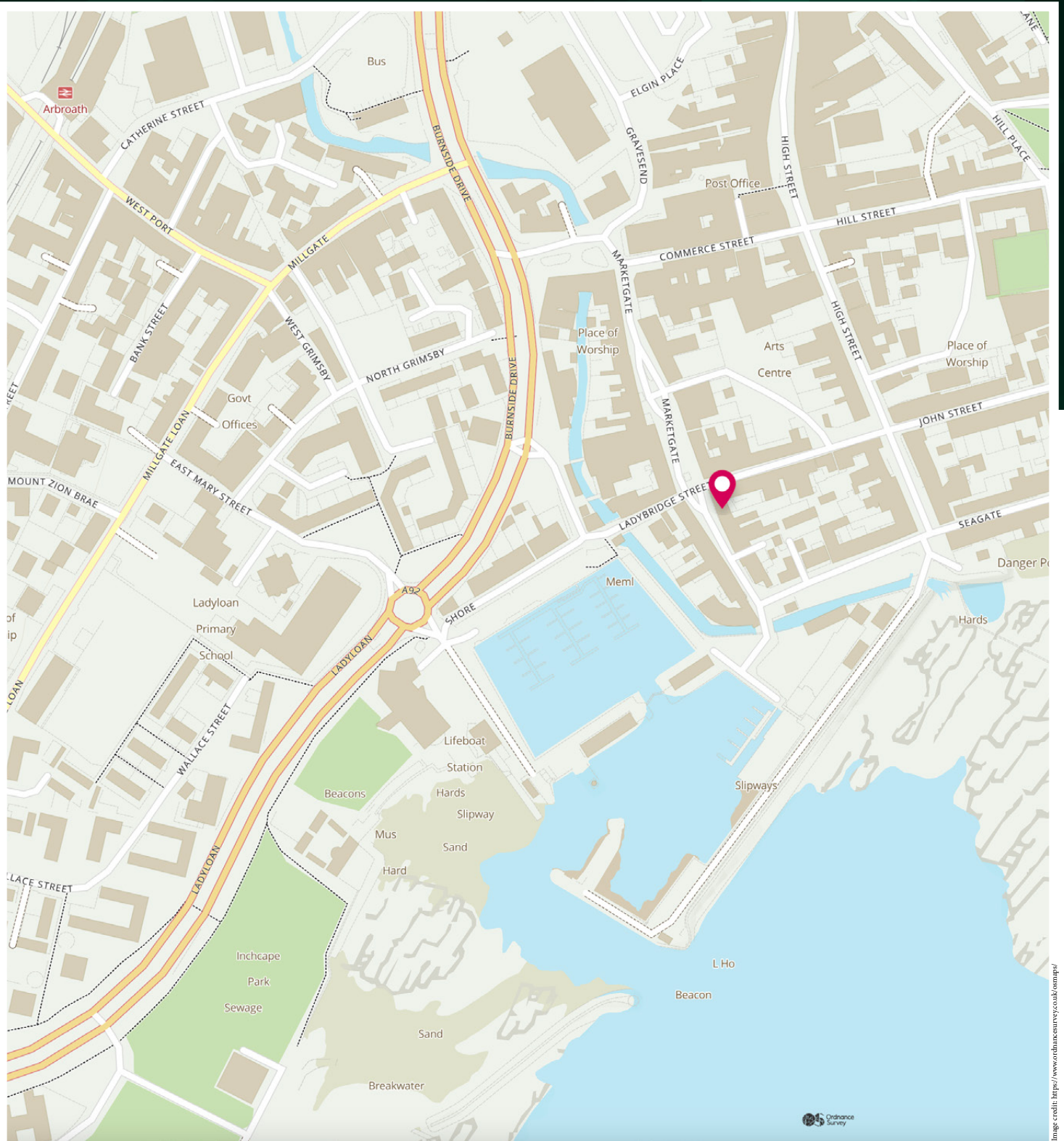


Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and waterspouts and also a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns 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.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.