




37 Seagate,
Arbroath

Angus, DD11 1BJ

 1	 2
 1	 EPC B



Summary

Boasting a truly enviable beachfront location in Arbroath, this two-bedroom main-door ground-floor flat is beautifully presented with contemporary fixtures and fittings and mostly neutral décor, offering an ideal home in a true move-in condition that is sure to appeal to a wide demographic. In addition to having the beach on your doorstep, the flat lies within easy reach of the fantastic amenities that Arbroath has to offer, such as shops (including several major supermarkets, well-known high street retailers, and independent stores), excellent primary and secondary schooling, and transport links (including a train station).

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

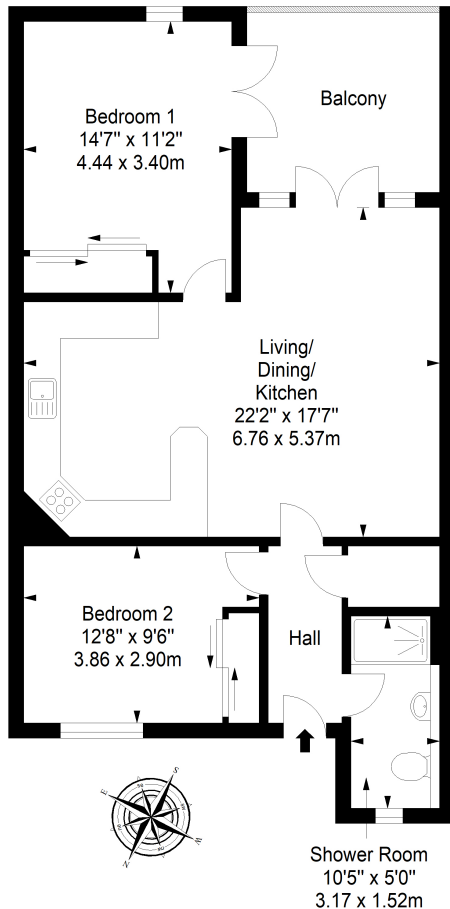
Features

- Main-door ground-floor flat in Arbroath
- Truly enviable beachfront location
- Well-presented, modern interiors
- Welcoming hallway with built-in storage
- Open-plan kitchen, living, and dining room and private balcony with wonderful sea views
- Two double bedrooms with built-in storage
- Modern shower room
- Allocated, undercover parking space
- Gas central heating and double glazing



Floorplan

Ground Floor
Approx. 69.8 sq. metres (751.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 sq. feet)

Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosesea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

 @ThorntonsPropertyServices

 @thorntonsproperty

 @ThorntonsPS