







Historic semi detached townhouse situated in a quiet cul-de-sac right in the town centre of the pretty fishing town of Arbroath.

*The location is ideal for a wide range of; Shopping amenities, 4 Supermarkets, Schools & Nurseries, surrounded by places of worship and it is also a few minutes' walk from a picturesque harbour/ marina, Arbroath train and bus station, and gorgeous sandy beaches, spectacular cliff walks overlooking the North sea, fishing, sailing, golf courses, play parks and nature trails. You have everything you need right on your doorstep.*

The house is situated right next-door to the world famous 10th Century Arbroath Abbey, The Birthplace of Scotland and the original home to The Stone of Destiny. The property has been tastefully upgraded to the highest standard by the present owners and offers a range of accommodation over 4 floors. At present the main accommodation is laid out on the ground and first floor, which comprises: Ground floor - entrance lobby, cloakroom, large lounge/reception, kitchen with separate dining room. 1st floor - Master bedroom with large en-suite leading to laundry room, 2nd bedroom, 3rd Bedroom (currently being used as an office), guest bathroom. 2nd/top floor - This is the attic area, it has been laid out for independent living and consists of : 2 bedrooms, kitchenette, fully fitted bathroom, and reception room, all accessed from main house.

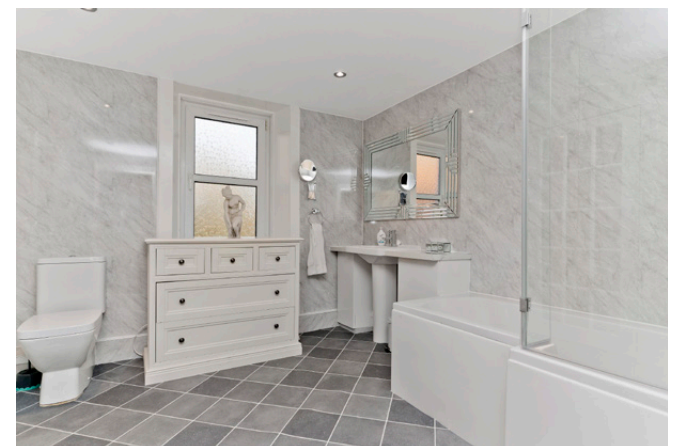
Recently refurbished lower ground floor flat: the lower ground floor has its own access from the street, it comprises of a recently fitted kitchen, recently fitted bathroom, 1 reception room, 2 double bedrooms and a small courtyard. This stunning flat has boundless uses, such as independent living for older family members or even younger ones, air B&B or long-term private letting for permanent extra income, or just for visiting family and friends. Economy electric heating.





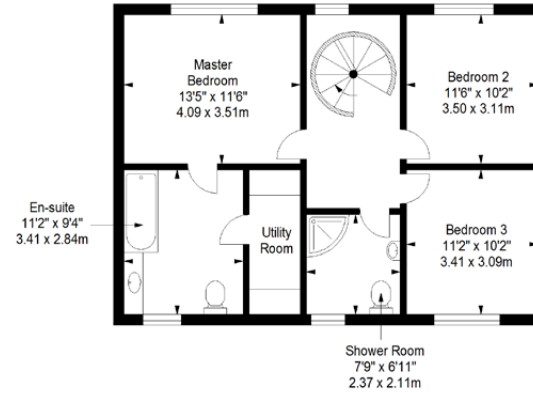
## Key Features

- Townhouse in quiet cul-de sac
- DG & GCH
- EPC - D
- Separate 2 bedroom garden flat
- Fantastic outlook over Arbroath Abbey
- Featured spiral staircase
- 4min walk to Arbroath bus & train stations
- Recently fully refurbished with quality flooring
- South West facing garden
- Historic property with large spacious rooms
- £20,000 less than the valuation
- Double glazed throughout
- Solid oak doors

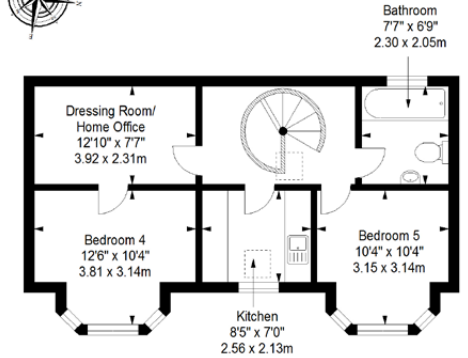




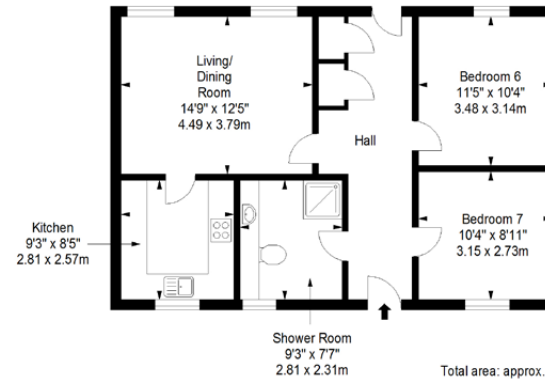
**First Floor**  
Approx. 68.7 sq. metres (739.5 sq. feet)



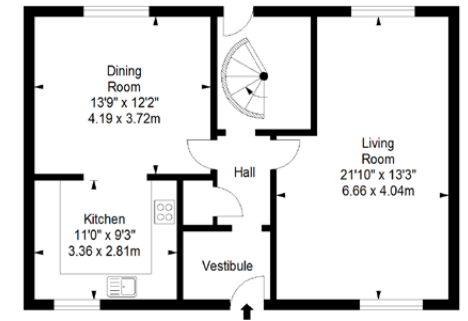
**Second Floor**  
Approx. 48.9 sq. metres (526.4 sq. feet)



**Garden Level**  
Approx. 67.5 sq. metres (726.6 sq. feet)



**Ground Floor**  
Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 249.9 sq. metres (2690.0 sq. feet)

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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.