

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



**4 Patricia Millar Mains, ARBROATH, DD11 2BF**

- **Semi Detached Villa**
- **Hall**
- **Lounge**
- **Dining Kitchen**
- **Cloaks WC & Utility**
- **3 Bedrooms & En Suite**
- **Bathroom**
- **Gas Central Heating, Double Glazing, Solar Panels**
- **Gardens**
- **EPC B**

**Fixed Price £239,950**

## Scenic Coastal Living at Aberfell, Arbroath.

Scotland's beautiful Angus coastal route is a place many dream to make their family home — and Aberfell offers you the opportunity to do just that, in a location that seamlessly blends maritime heritage, quick city connections and modern, elegant living.

Situated in the historic coastal town of Arbroath — famous for its scenic harbour, sandy beaches and world-renowned seafood; and a short drive from the inspiring city of Dundee

### 3 Bedroom Semi-Detached Home

1023 sq ft (95 sq m)

Energy Efficiency Rating 89%

#### Floor Plans

##### Ground Floor



[Click To Expand](#)

**Kitchen**  
5.41m x 3.04m (17'8" x 9'11")

**Living / Dining**  
5.41m x 3.05m (17'8" x 10'0")

**Utility**  
2.34m x 1.86m (7'9" x 6'1")

**WC**  
2.31m x 1.05m (7'7" x 3'5")

##### First Floor



[Click To Expand](#)

**Bedroom 1**  
3.98m x 3.06m (13'0" x 10'0")

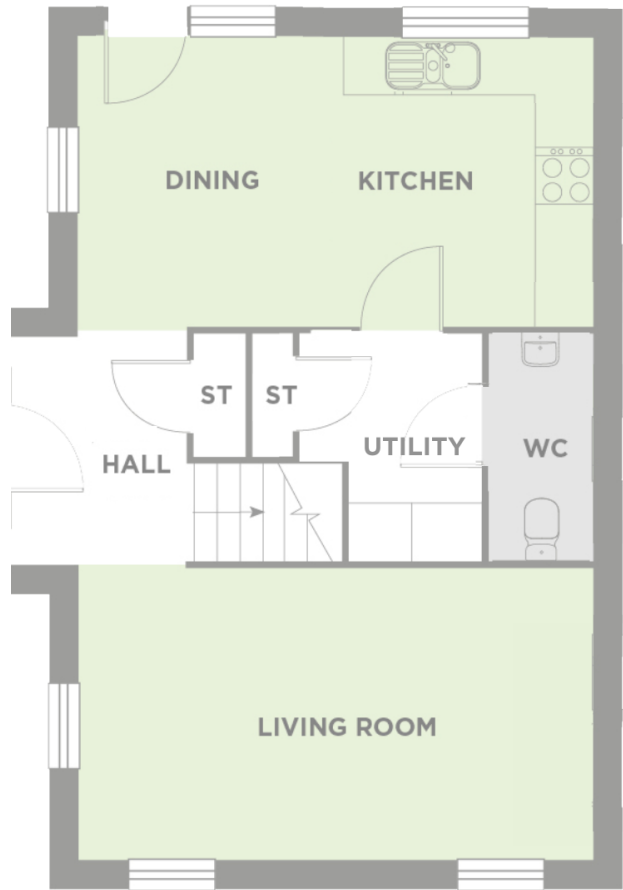
**Bedroom 2**  
3.06m x 2.98m (10'0" x 9'9")

**Bedroom 3**  
3.06m x 2.30m (10'0" x 7'6")

**Bathroom**  
2.34m x 1.97m (7'8" x 6'5")

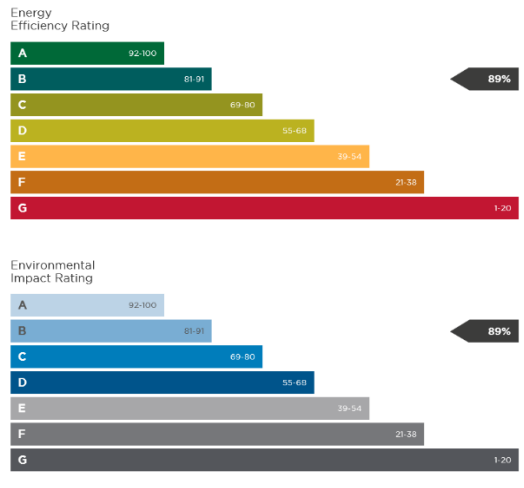
**Ensuite**  
3.06m x 1.30m (10'0" x 4'3")







### Energy Facts



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

#### Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE  
 Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

#### Dundee Office:

7 Ward Road, Dundee, DD1 1LP  
 Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)