

PA
Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Anne Webber Way, ARBROATH, DD11 2DX

- **Detached NEW BUILD Villa PART EXCHANGE AVAILABLE**
- **Hall**
- **Lounge**
- **Dining**
- **Kitchen**
- **Cloaks WC**
- **4 Bedrooms & En Suite**
- **Bathroom**
- **Gas Central Heating, Double Glazing, Solar Panels**
- **Gardens**
- **Integral Garage**
- **EPC B**

Fixed Price £309,950

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

4 Bedroom Detached Home & Garage

1293 sq ft (120.1 sq m)

Energy Efficiency Rating 89 %

Ground Floor



[Click To Expand](#)

Kitchen

3.18m x 2.79m (10'5" x 9'1")

Living / Dining

6.78m x 4.39m (22'2" x 14'4")

WC

2.22m x 1.91m (7'3" x 6'3")

First Floor



[Click To Expand](#)

Bedroom 1

4.58m x 2.74m (15'0" x 8'11")

Bedroom 2

3.32m x 2.66m (10'10" x 8'8")

Bedroom 3

3.38m x 3.23m (11'1" x 10'7")

Bedroom 4

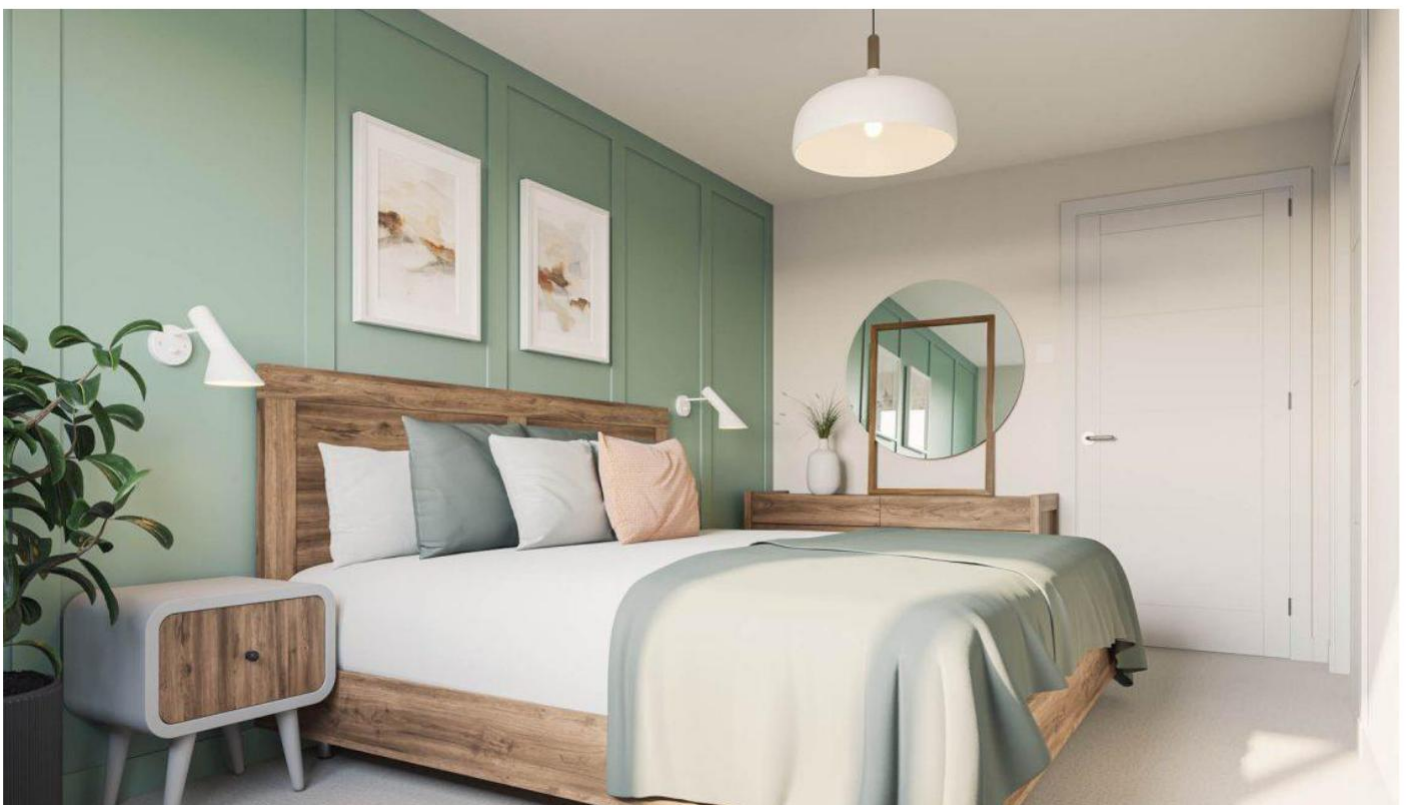
4.13m x 3.38m (13'6" x 11'1")

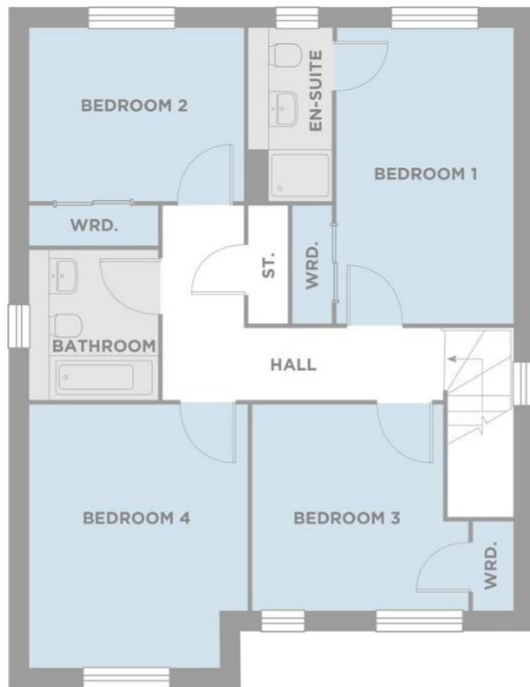
Bathroom

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

Ensuite

2.66m x 1.3m (8'8" x 4'3")

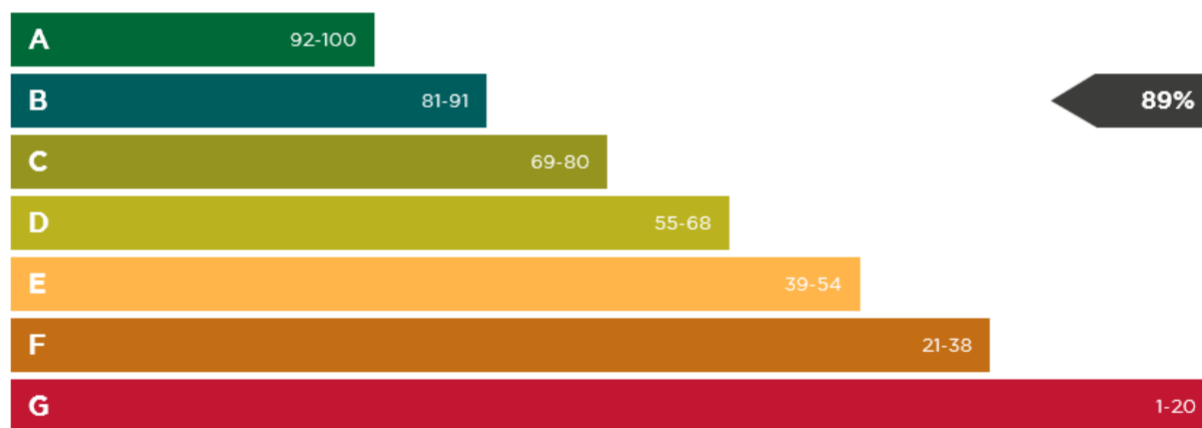




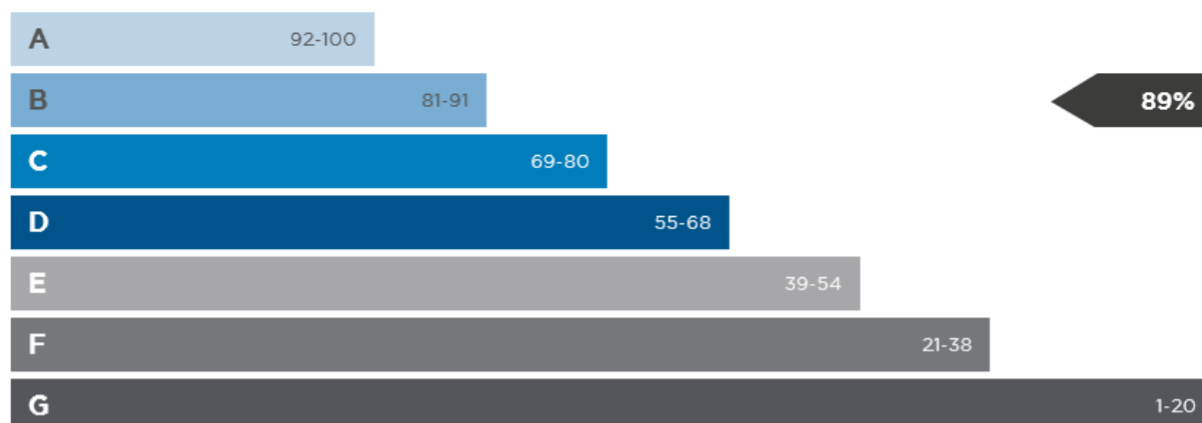


Energy Facts

Energy Efficiency Rating



Environmental Impact Rating



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

Dundee Office:

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