

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**1 Anne Webber Way, ARBROATH, DD11 2DX**

- **Detached NEW BUILD Villa**
- **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

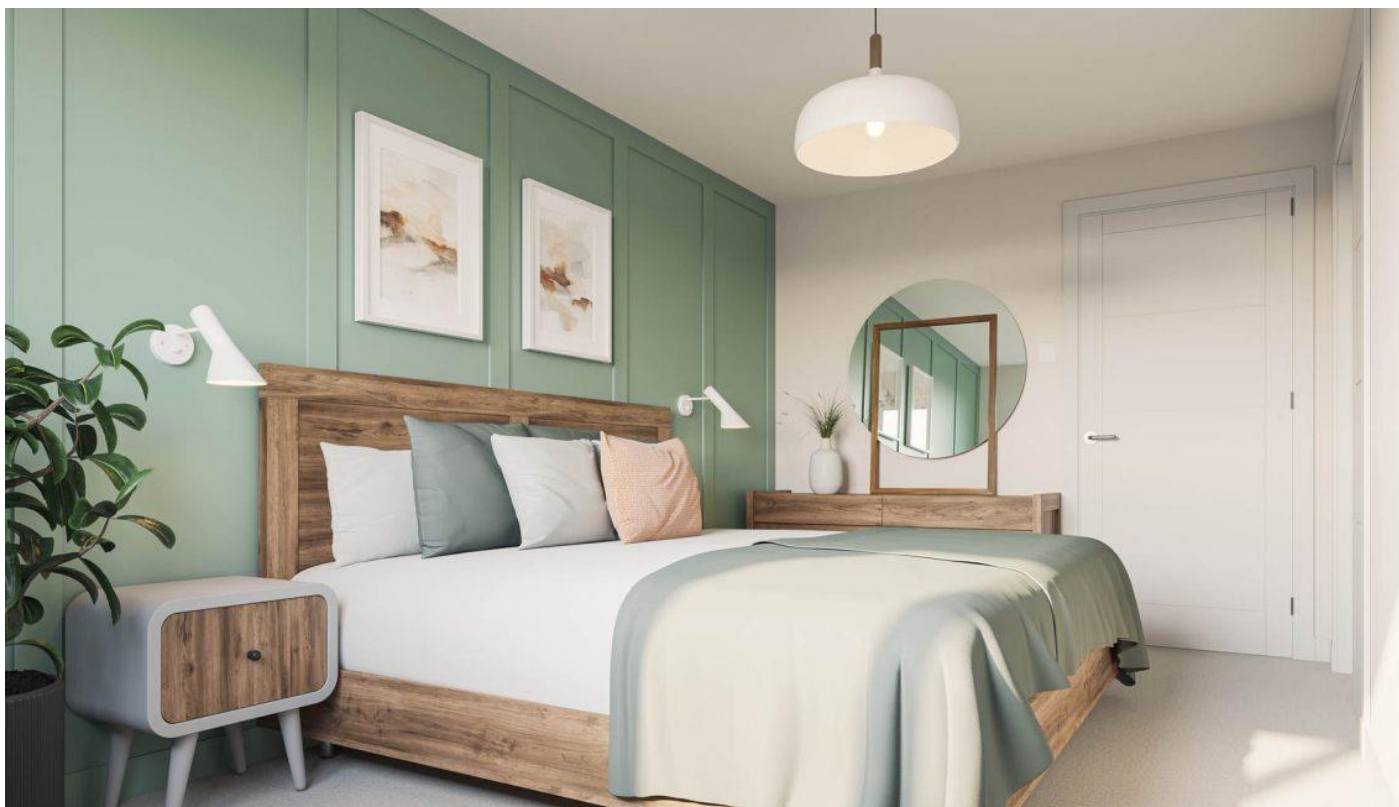
4.13m x 3.38m (13'6" x 11'1")

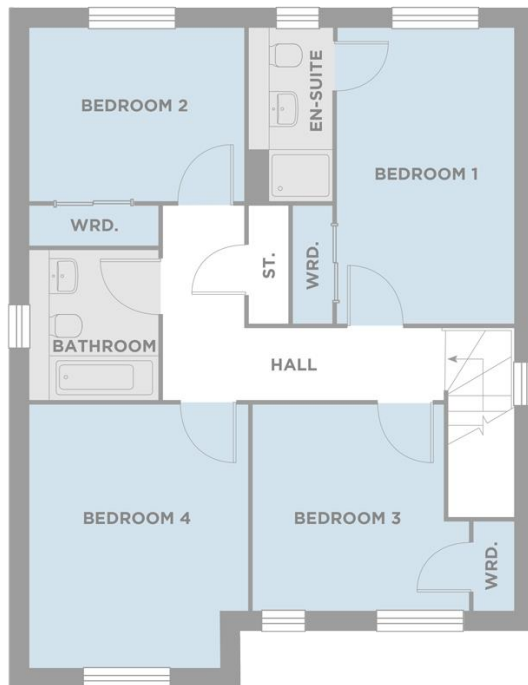
#### Bathroom

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

#### Ensuite

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

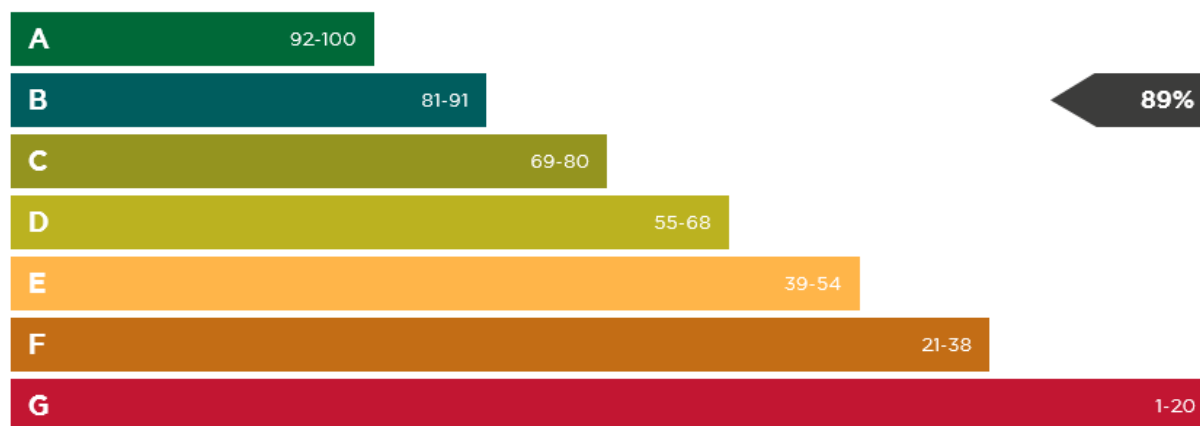




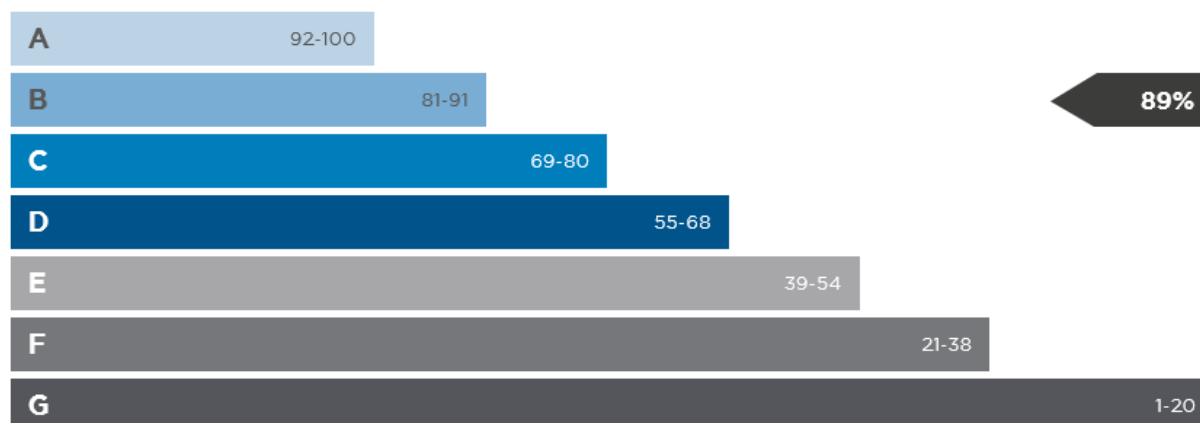


# Energy Facts

## 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.

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