

85 PATRICK ALLAN-FRASER STREET

Arbroath, Angus, DD11 2LX



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The right way to move

WELCOME TO

85 PATRICK ALLAN-FRASER STREET

Boasting exceptionally stylish and contemporary interiors over two floors, this spacious four-bedroom house in Arbroath enjoys large living areas, designed to make the most of an indoor-outdoor lifestyle. Set within walking distance of the primary school, shops, and coastline, this home is ideal for a modern family looking for a turn-key home and lifestyle. Having been extensively renovated and modernised in the past two years by its current owners, 85 Patrick Allan-Fraser Street offers its new owners flexible accommodation, with multiple reception rooms bolstered by private landscaped gardens, as well as extensive private parking.



GENERAL FEATURES

- Deceptively spacious semi-detached house
- Tastefully refurbished throughout

ACCOMMODATION FEATURES

- Entrance vestibule and welcoming hallway
- South-facing living room with wall-set fire
- Generous open-plan dining room and kitchen
- Stylish integrated kitchen with garden access
- Versatile conservatory with garden patio doors
- Four well-proportioned double bedrooms
- Two modern shower rooms
- Gas central heating and double glazing

EXTERNAL FEATURES

- Landscaped, south-facing rear garden
- Low-maintenance front garden
- Detached single garage and private driveway

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Arbroath, Angus

PROPERTY NAME
85 Patrick
Allan-Fraser Street

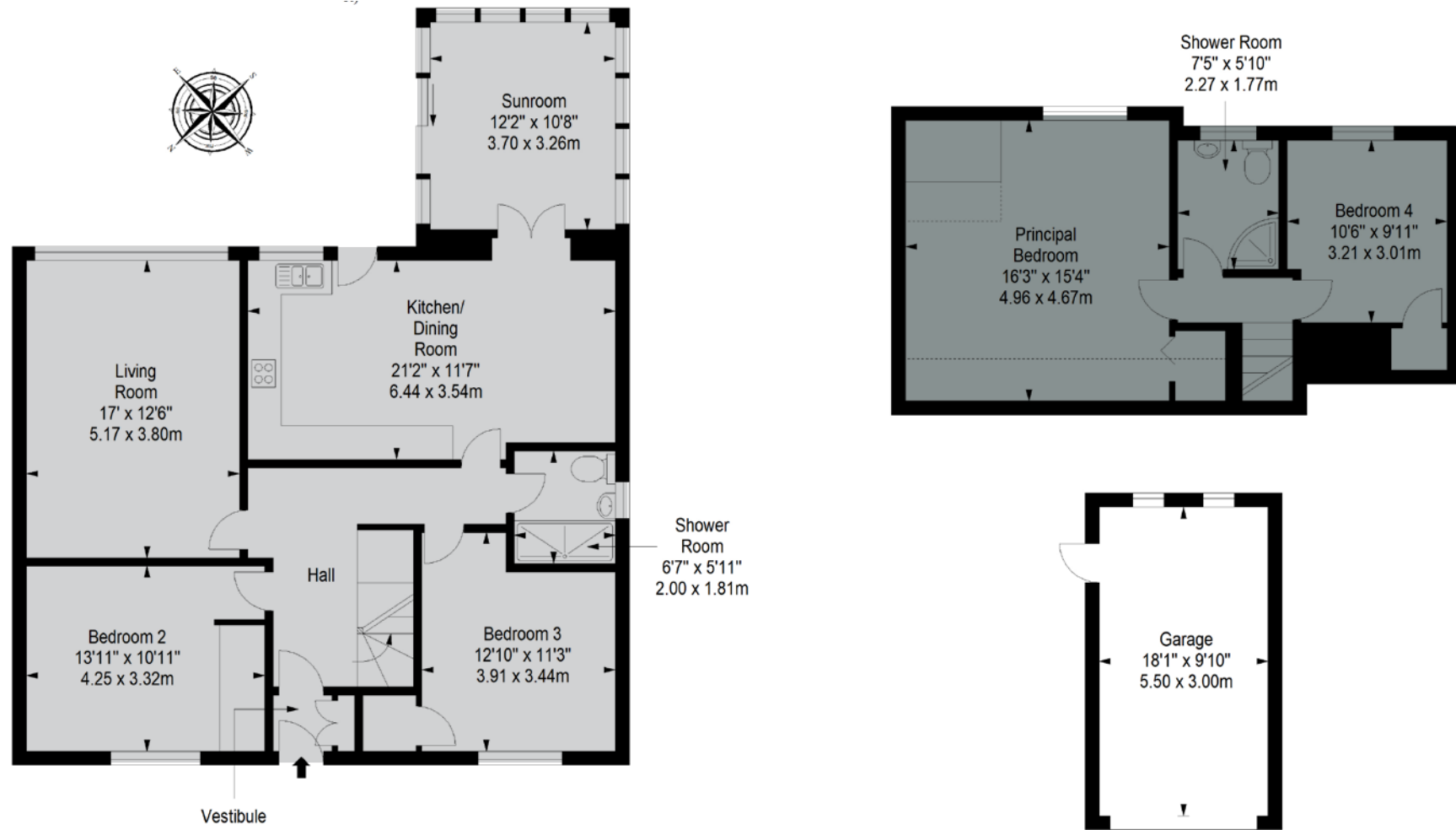
LOCATION
Arbroath, Angus, DD11 2LX

EPC RATING
D

APPROXIMATE TOTAL AREA:
167.4 sq. metres (1801.9 sq. feet)

Ground Floor - First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.





WELCOME HOME

Located in a cul-de-sac, circling a communal green with mature trees, the property is set behind a low wall and front garden, accessed from the private drive and walkway. The contemporary front door offers the first glimpse of the modernised interiors to follow, leading to a vestibule, which in turn gives access to central L-shaped hall (with stairs leading to the first floor), delivering on the promise of tasteful family living.





THE LIVING ROOM

From its oversized wall-to-wall window, with rear garden views and a southerly aspect, the living room bathes in natural light. This spacious reception room is arranged around a focal inset fire and a wall-mounted TV - enhancing the crisp, modern aesthetic of the room.



A SPACIOUS AND SUNNY RETREAT



THE KITCHEN & DINING ROOM



THE HEART OF THIS HOME

Also enjoying a sunny, southerly aspect with a door leading directly to the decked terrace and garden, as well as double doors to the conservatory, the open-plan kitchen and dining room, is truly the heart of this home.

The ultra-contemporary kitchen, with its sleek and handleless white façade, neatly conceals a range of integrated appliances including: a fridge, a freezer, a slimline wine cooler, a dishwasher, an electric oven, an induction hob, and an extractor fan, with undercounter space for a washing machine to neatly slot in. The expansive white worktops are framed by metro-style tiling and lit by undercounter lights - ensuring that this kitchen delivers on both form and function.

The dining area, set away from the rest of the kitchen, is ideal for both entertaining and family meals. With its bold wallpaper, warm earthy toned walls and soft

material textures, this simply sumptuous space can easily seat 6-diners, while double partly glazed, doors give access to yet another reception room....



THE CONSERVATORY

A ROOM TO ENJOY
THE OUTDOORS ALL
YEAR ROUND

The last of the living spaces is the conservatory, reached from the dining area through double doors. This versatile space comes with triple-aspect windows, central heating, and patio doors leading to the garden, making this versatile space ideal for either another seating area, hobby or playroom. Bathing in warm sunshine throughout the day, with lovely garden views, it is the ideal space to enjoy the gardens all year round.



THE SLEEPING QUARTERS

ARRANGED OVER TWO FLOORS

Two of the four bedrooms are located on the ground floor both serviced by a modern shower room. The crisp finishes and hard floors of these spacious rooms, also give them the flexibility for alternative uses, should all four bedrooms not be required by the new owners. The bedrooms continue the theme of spaciousness found throughout the house, with a footprint large enough for bedroom furniture, as well as seating, or desk space, if required.



The principal bedroom is located on the first floor, where its south-facing window offers delightful, leafy views over the neighbouring rooftops. Also located on the first floor is the fourth double bedroom (also south-facing), and a modern shower room. Three of the four bedrooms come with integrated storage space, with one of them currently utilised as a home office.



TWO MODERN SHOWER ROOMS



The house enjoys double glazing and gas central heating throughout (with parts of the ground floor fitted with attractive, contemporary vertical radiators) ensuring a warm yet cost-effective living environment all year round. Included in the sale are: all the integrated kitchen appliances, window and floor coverings, light fittings, EV Charger, greenhouse and shed.

THE OUTDOORS AND PARKING

PRIVATE SPACES IDEAL FOR FAMILY LIFE

At the front of the property is a low-maintenance garden, with paved pathways and a generous private drive, leading to a single garage. The property boasts an electric car (EV) charger, and through a wooden gate (separating the front and rear gardens), the side garden is also home to a greenhouse and a shed.

The fully enclosed and landscaped rear garden, with its sunny southerly aspect, is designed for weekend barbecues, sundowners, and a safe space for both children and pets to play. The fabulous decked terrace, set under a large pergola with a retractable awning, is made from quality maintenance-free composite decking. The rest of the garden comes with an area of lawn, hedges, and flowerbeds.



IDYLIC COASTAL LIFESTYLE

SURROUNDED BY UNSPOILT SCENERY

ARBROATH, ANGUS

The town of Arbroath offers an idyllic coastal lifestyle, surrounded by unspoilt scenery with a picturesque working harbour, sandy beaches, historic architecture, and a bustling town centre. Home to the famous Arbroath Abbey, the Bell Rock Lighthouse (Britain's oldest offshore lighthouse), and Arbroath smokies, the town offers a seamless blend between history, nature, culture, and modern living. Within strolling distance of the property you will find the impressive and historic Hospitalfield House with café, magnificent walled garden and year-round cultural and art activities, including classes. A wealth of amenities can be found in Arbroath, from independent retailers, boutiques, coffee shops, cafés, hairdressers, barbers, and beauty salons, to High Street stores, family-friendly restaurants, takeaways, and bars, and several large supermarkets. The town is also home to essentials such as a medical centre, pharmacies, dentists and a Post Office.

Lovers of the outdoors are spoilt for choice in Arbroath, with the picturesque seafront on the doorstep, as well as a number of scenic parks, including Victoria Park, with paths leading out to the cliffs, boasting stunning views over the North Sea and as far as The Bell Rock Lighthouse on the horizon. Golfers can play at Arbroath Golf Links, while for those who prefer keeping fit indoors, there are several gyms in the town offering swimming facilities, fitness classes, well-stocked gyms, and sports pitches. Schooling is well-catered for with several primary schools (one being within easy walking distance of the property) and high schools, as well as Dundee & Angus College, for further education. Arbroath is very well connected to the rest of the county and further afield with its own train station, excellent bus links, and nearby major road links. Flights from nearby Dundee Airport take you to the heart of London, or Belfast within an hour.



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