



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE  
AGENTS

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**28 Abbotstford Road, Arbroath, DD11 5HG**

**Offers Over £95,000**

**3 Bedroomed, Ground Floor Flat**

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# 3 Bedroomed, Ground Floor Flat

## 28 Abbotsford Road, Arbroath, DD11 5HG

We are delighted to offer for sale this well presented, and very generously sized ground floor flat situated within an established residential area of Arbroath. This 3 bedroomed home with private front entrance and gardens is ideally located for ease of access to local amenities and has close access to bus routes, shops, retail park and schools.

Number 28 is finished off to a high standard and offers spacious bright accommodation comprising of; a bright entrance hallway with storage cupboard, large lounge with wood burning stove, chic kitchen which leads to a utility room and patio door giving access to the rear garden. This home also benefits from a contemporary shower room and 3 generous sized bedrooms with built in storage. The property also benefits from gas central heating and double glazing.

This ready-to-move property would appeal to many buyers including families, first time buyers, downsizers and buy-to-let investment. Viewing is highly recommended to appreciate the space this home has to offer.

### Hall:

A bright and spacious hall that gives access to all rooms. The hallway benefits from a large storage cupboard.

### Lounge:

**3.66m x 4.55m:**

A bright living space bathed in natural light from its large front facing window. Wood burning stove creates a relaxing focal point to this family space that opens up into the kitchen.

### Kitchen:

**4.19m x 2.55m:**

A sleek but traditional styled kitchen that overlooks the garden area. Ample storage space is provided by a good range of shaker style floor and wall cabinets with complimentary solid wooden worktop and features such as ceramic sink and tiled flooring. Appliances include gas burner hob and built in oven with space for microwave and dishwasher. The kitchen opens into a rear entrance vestibule with patio doors and a utility area with space for tall fridge freezer, washing machine and tumble dryer. Patio doors lead out into the rear garden with patio area making it an ideal spot for entertaining and relaxing in the warmer months.

### Utility/Rear Porch :

**1.81m x 3.66m:**

Excellent addition to this property with patio door leading to the rear garden as well as space for washing machine, tumble dryer and tall fridge freezer within the utility area.

### Bathroom:

**1.88m x 2.61m:**

A contemporary styled bathroom that consists of a bath with an electric shower above and finished with a modern, marble effect tiled within. The bathroom also includes a w.c, wash hand basin, chrome heated towel rail and wood effect tiled flooring.

### Bedroom 1:

**3.76m x 4.55m:**

A generously sized bright room with dual aspect windows that overlook the front and side of the home. Built in storage cupboard houses the boiler.

### Bedroom 2

**3.16m x 3.32m:**

Another generously sized bedroom with a built-in wardrobe that over looks the front of the property. Ideal youngsters' bedroom or home office space.

### Bedroom 3:

**2.90m x 3.54m:**

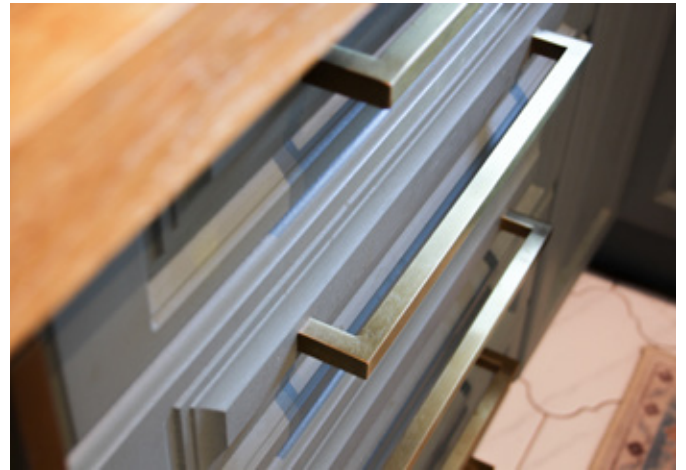
A bright room with built in storage overlooking the rear garden of the home.

### Garden:

Large, well maintained garden areas to the front and rear of the home. The rear garden benefits from a patio area and laid mainly with lawn keeping it a low maintenance space.





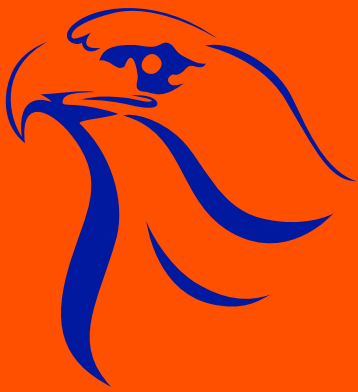






**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1200671)



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## SOLICITORS & ESTATE AGENT

**Council Tax Band:**

A (Angus Council May 2025).

**EPC Band:**

D

**Viewings:**

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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**Note:**  
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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