

26 Donaldsons Acre,

Arbroath, DD11 5TA





Summary

Quietly situated in the coastal town of Arbroath, this spacious upper apartment features a private main entrance, lovely sea views, thriving private gardens, a private driveway, and a single garage. The home boasts a generous living room with a large window offering expansive views linked to a sunny dining room, a southeast-facing breakfasting kitchen, two spacious bedrooms, with the principal benefiting from a walk-in wardrobe and an en-suite shower room, and a family bathroom. The picturesque seaside town offers buyers excellent amenities, including shops, supermarkets, scenic outdoor spaces, the beach, and rail links to Dundee. Extras: All fitted floor and window coverings, light fittings and kitchen appliances (except fridge/freezer and microwave) are included in the sale.

Features

- Upper apartment in coastal Arbroath
- Stunning sea views
- Private main entrance
- Landing/hall with storage
- Sunny and spacious living room
- Southwest-facing dining room
- Sun-facing breakfasting kitchen
- Main bedroom with walk-in wardrobe and en-suite
- Versatile second bedroom with a built-in wardrobe
- Bathroom with overhead shower
- Private garden
- Private garage driveway parking
- Gas central heating and double glazing



“A two-bedroom, two bathroom main-door upper apartment with a large living room boasting far-reaching sea views.”





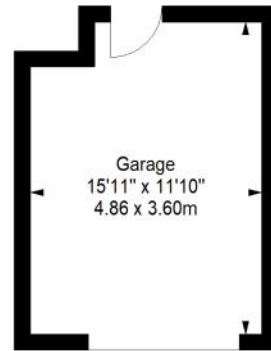


“The seaside property is complemented by a thriving rear garden that is easy to maintain, plus a private garage and driveway parking.”

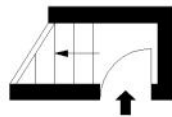


Floorplan

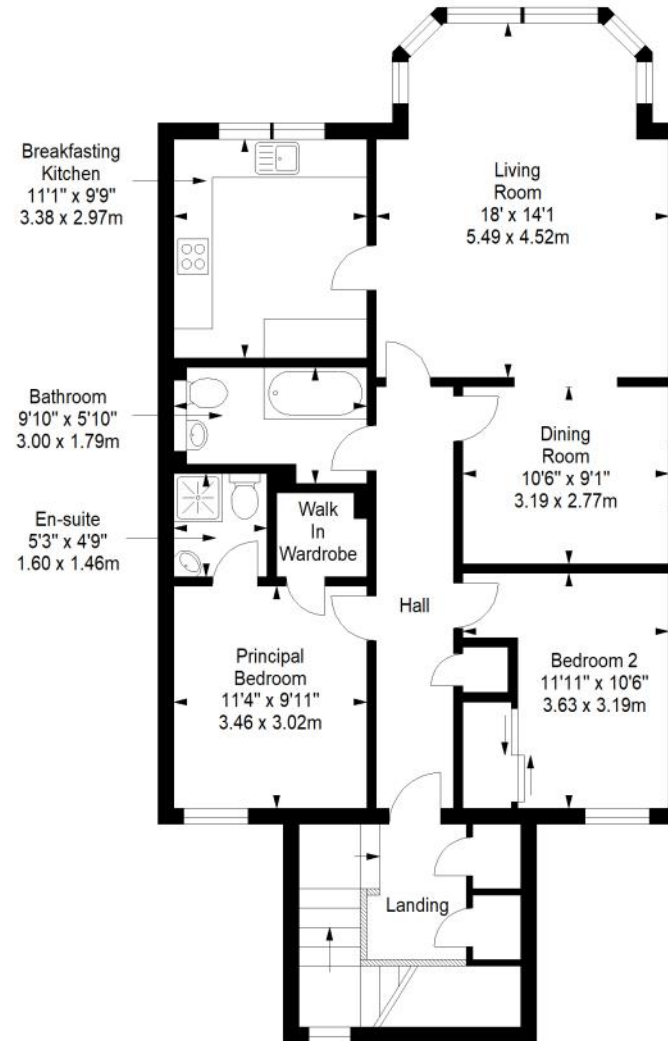
Garage
Approx. 16.7 sq. metres (179.7 sq. feet)



Ground Floor Entrance
Approx. 1.9 sq. metres (20.4 sq. feet)



First Floor
Approx. 97.9 sq. metres (1053.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.2 sq. feet)



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