



**23 FORBES PLACE, ARBROATH, DD11 4JL
OFFERS OVER £110,000**



LCD

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HOME REPORT VALUATION	£110,000
EPC RATING	C



A bright and well-presented first floor flat set within a popular residential area of Arbroath, this attractive property enjoys a particularly appealing position with open outlooks across the greenery of Angus Millennium Forest – East Kirkton Wood. The location offers a peaceful setting while remaining within easy reach of local amenities, transport links and the wider facilities within the town, making it well suited to a range of buyers.

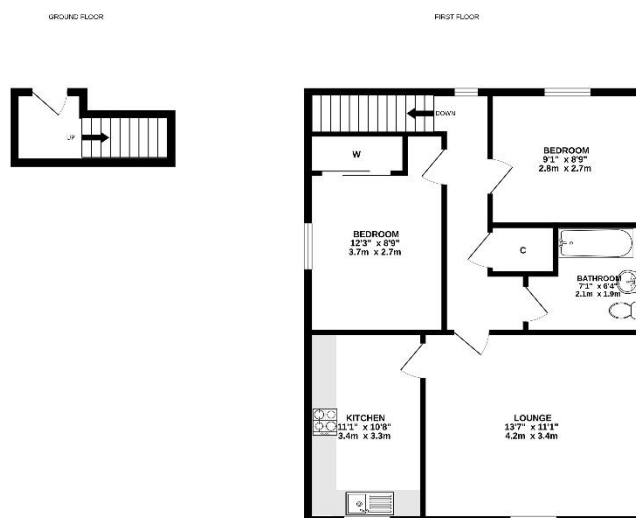
Access is gained via a ground floor entrance with a staircase leading to the main accommodation, where a welcoming hallway gives a pleasant introduction to the home. A Georgian-style glazed door opens into the lounge, a spacious and comfortable room filled with natural light from a large rear-facing window. The outlook here is a standout feature, with uninterrupted views over open green space creating a calm and relaxing atmosphere. The lounge is finished with laminate flooring and provides an ideal setting for both everyday living and entertaining.

The kitchen is accessed directly from the lounge through a further Georgian door and is fitted with a range of sage green wall and base units complemented by wood effect worktops and a tiled splashback. A gas hob and oven are in place, with additional space for white goods, while laminate flooring adds a practical finish to the space.

There are two well-proportioned bedrooms, with the main bedroom offering a particularly tasteful presentation, including fitted wardrobes with mirror sliding doors, modern hanging light fittings and a pleasant window to the side allowing for good natural light. The second bedroom is positioned to the front of the property, laid with carpet and equally adaptable as a guest room, home office or additional living space.

The bathroom is fitted with a three piece suite incorporating a bath with shower over, and is finished with linoleum flooring and partially tiled walls.

Externally, the property benefits from one allocated parking space together with three visitor spaces, and is set within neatly maintained communal grounds. The surrounding area offers excellent access to nearby woodland walks and outdoor pursuits, while Arbroath itself provides a wide range of amenities, schooling and transport connections, making this an appealing and conveniently located home.



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