



EXTENDED 2 STOREY DETACHED HOUSE SITUATED WITHIN AN ESTABLISHED AREA ON THE OUTSKIRTS OF ARBIRLOT

- Living room with feature fireplace
- Bright sitting room with natural lighting
- Kitchen with dining space
- Separate utility room
- 4 spacious sized bedrooms
- Shower room upstairs and additional WC downstairs
- Driveway leading up to single garage
- Large garden grounds surrounding the property

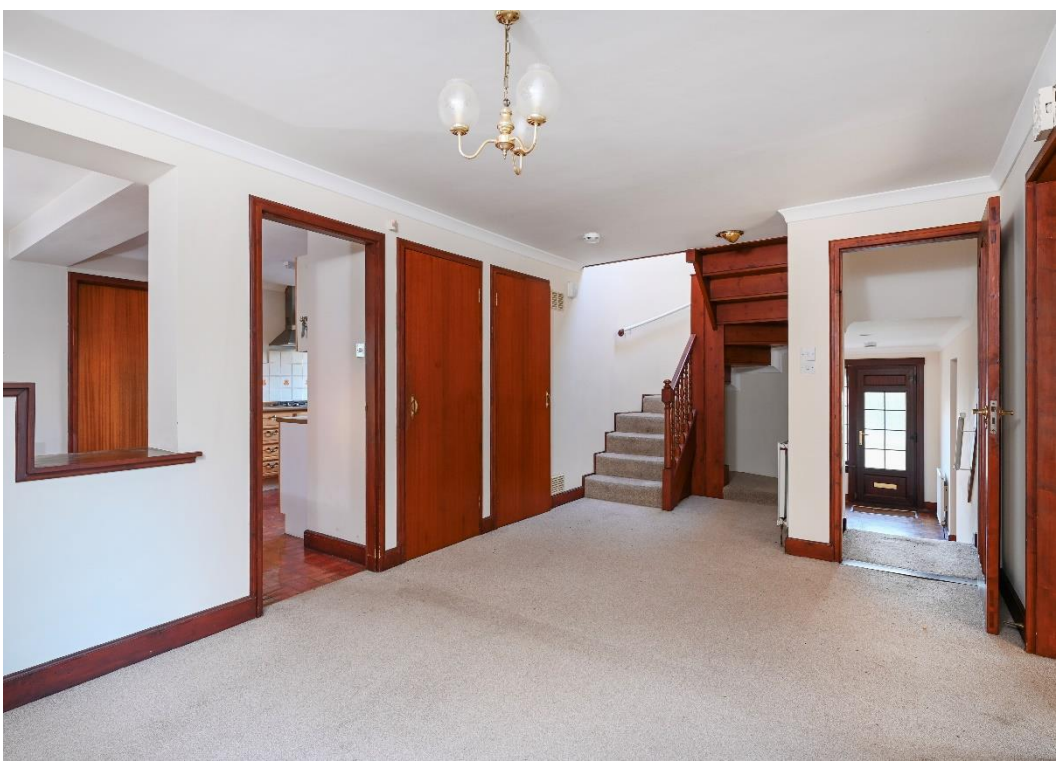
Location

Arbirlot manse lies just 3 miles away from Arbroath. Primary schooling can be found in Arbirlot with secondary schooling in Arbroath. Private schooling is available at Dundee High School with a regular bus service from Arbroath. Dundee and Aberdeen are easily accessible and provide all the local amenities such as an excellent variety of shops, restaurants, bars and good leisure facilities. Arbroath Railway Station offers regular services to Aberdeen and major cities further afield.

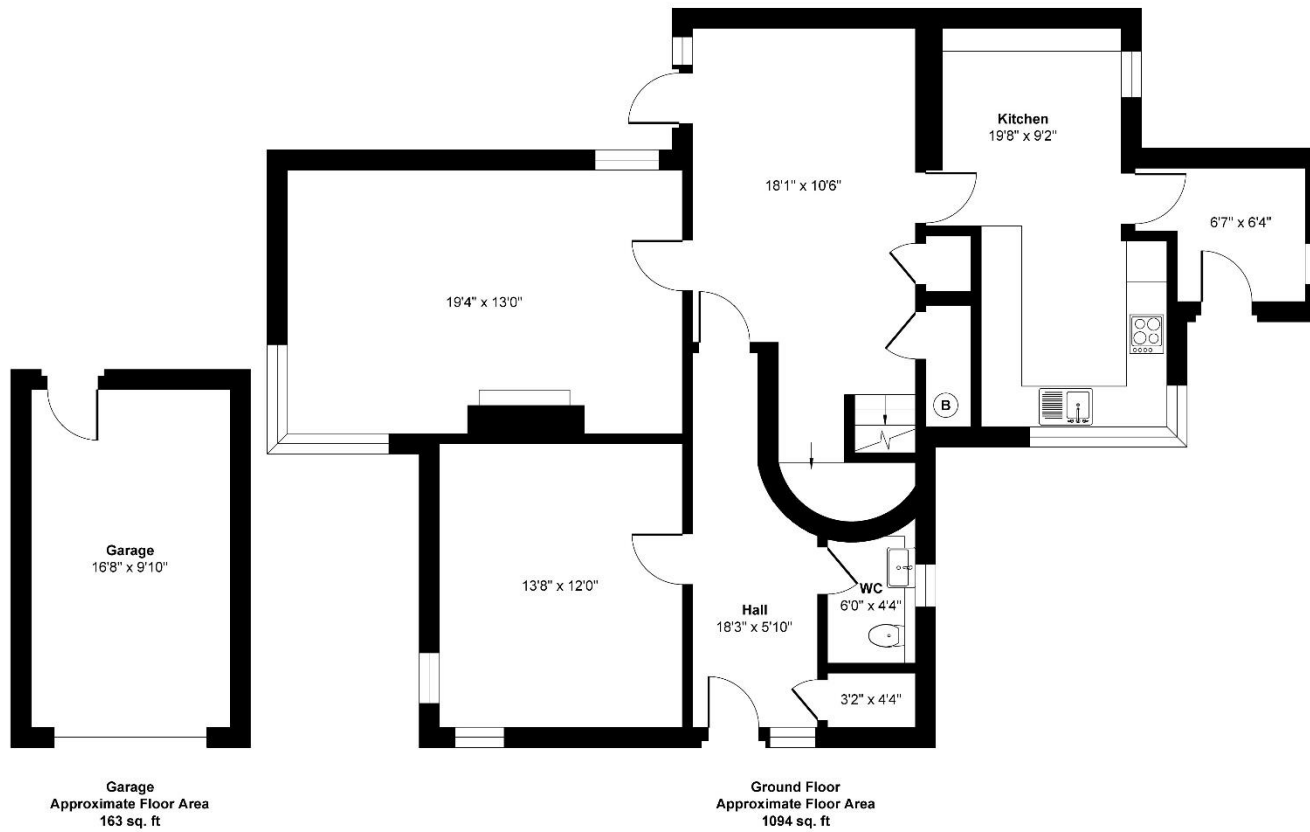
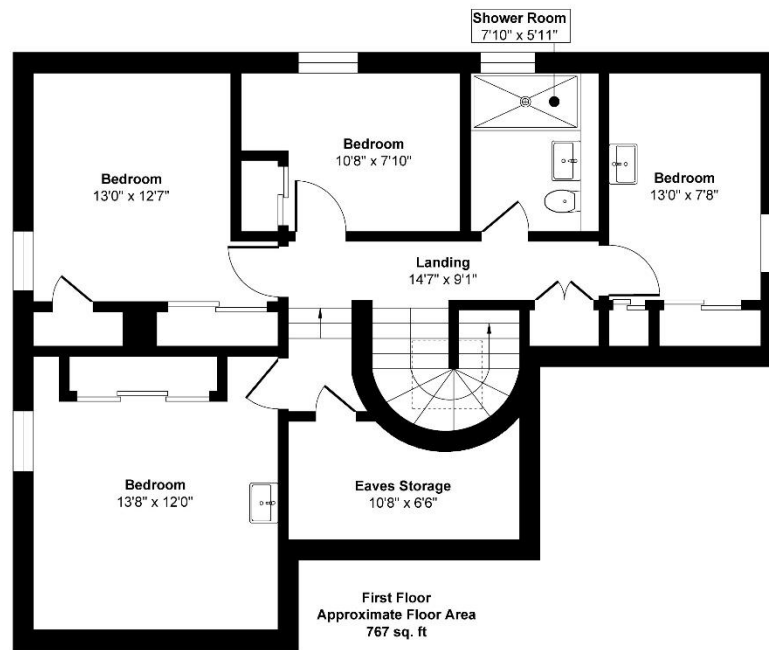
Viewing Arrangements

By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk





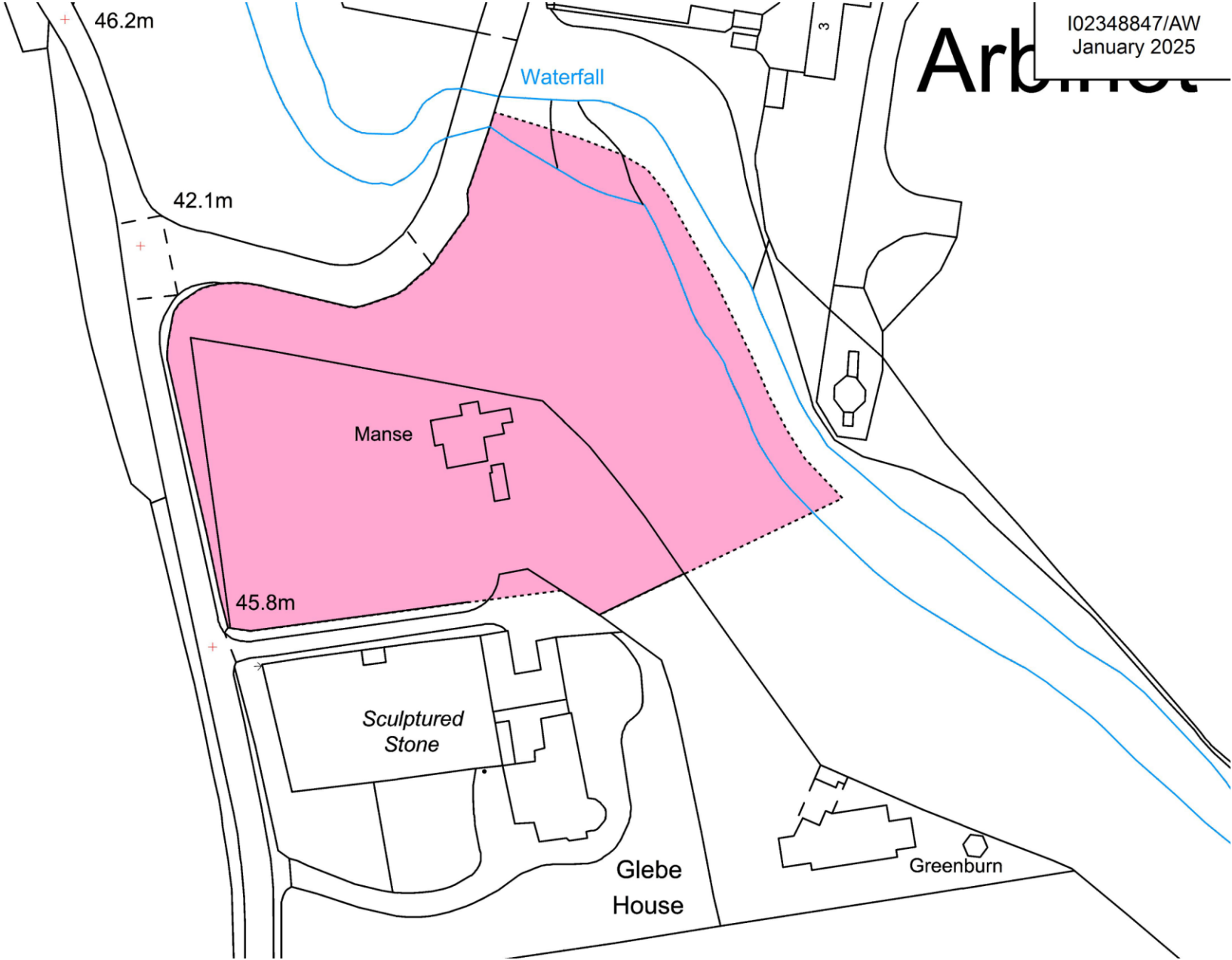




The pink area is what is included in the sale

I02348847/AW
January 2025

Arb



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

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Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

