

Connelly & Yeoman
Solicitors & Estate Agents

169b HIGH STREET, ARBROATH, DD11 1DY



FIXED PRICE £95,000

This beautifully presented **SECOND FLOOR MAISONETTE** forms part of a small block of flats, providing splendid generous accommodation on two levels situated in a popular location, within the centre of the town which is convenient for all local amenities. The stylish home that has wonderful outstanding open views over the town, is in immaculate order and decoration is of an exceptionally high standard, with many additional attractive features. The property enjoys the benefits of Gas Central Heating, New Double Glazing & Security Entrance System. Viewing this home internally is absolutely essential to fully appreciate.

ACCOMMODATION

Internal Stairway leading to the upper floor Reception Hallway, Lounge, Kitchen with Dining Area, Utility Room, 3 Bedrooms, Bathroom.



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ENTRANCE WITH STAIRWAY:

Enter through door into the mutual entrance. (Buzzer No. 3) Security Entrance System.

RECEPTION HALLWAY:

A substantial front entrance door leads into the spacious and extremely attractive, welcoming Hallway. Useful understair store cupboard. Stairway with balustrade leads to the upper floor accommodation.

KITCHEN WITH DINING AREA:

Approx. 17' 6" x 9'. A feature of this home is the superb well-appointed freshly decorated, kitchen that has been fitted with base and wall mounted units in a White colour with grey coloured trim. Display shelving. Ample worktop surfaces in Grey. Stainless steel sinktop. Incorporating Gas Hob, Oven & Extractor. Laminate flooring. Space for table & chairs. Door to the Hallway. A large window has a pleasant outlook over the High Street.

LOUNGE:

Approx. 16' x 14' 9". This is a particularly charming bright and airy magnificent sized room that has tasteful décor. Attractive bay window overlooks the front. Two further windows, enjoy a pleasant outlook towards the front. Beautiful ornate corniced ceiling and centre piece. Traditional Beech effect fireplace with stone coloured hearth. Living Flame coal effect gas fire. Natural wood surrounds and finishings. Laminate flooring.

BEDROOM 1:

Approx. 12' 6" x 7' 9". Delightful well proportioned, bedroom that overlooks the front of the property. Corniced ceiling.

SECOND FLOOR:

The stairway, that has a roof light that allows additional light to flow, in leads to the spacious upper landing with all rooms leading off.

UTILITY ROOM:

Approx. 6' 4" x 5' 4". Wall mounted unit. Worktop surface. Plumbed for automatic washing machine and space for tumble dryer. Velux roof window.

BEDROOM 2:

Approx. 16' x 11'. An extremely attractive, generously proportioned tastefully decorated, double bedroom that has a lovely bay window which overlooks the front with a tremendous outlook over the town and the sea beyond. Corniced ceiling. Two cupboards.

BEDROOM 3:

Approx. 15' x 11' 6". This is a well presented, excellently sized double bedroom. There is a splendid semi circular turret area which has five small windows that enjoy outstanding views over the town and the sea beyond. Corniced ceiling. Two cupboards.

BATHROOM:

Approx. 9' x 8' 6". Spacious bathroom with three piece coloured suite. Shower unit over bath with curtain. Matching tiling complements the suite. Bathroom accessories. Window.

HEATING:

Gas Central Heating.

FEATURES:

New Double Glazed Windows & Security Entrance System.

LOCATION:

Travelling into Arbroath on the dual Carriageway turn into East Grimsby. At the junction turn left into Ladybridge Street. Take the second turning on the left into High Street and No.169b is situated on the right hand side.

E.P.C.

Rating E.

HOME REPORT:

For further information relating to the condition of the property, viewing the Home Report is recommended

VIEWING:

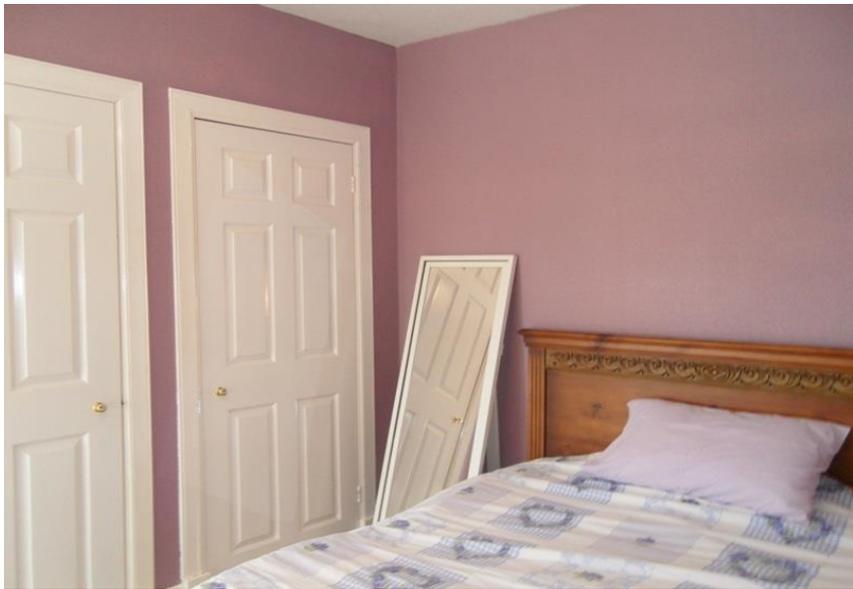
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