

Connelly & Yeoman

Solicitors & Estate Agents

223 HIGH STREET, ARBROATH, DD11 1DY



OFFERS OVER £70,000

This attractive **FIRST FLOOR FLAT** forms part of a well maintained block of two properties, providing well proportioned accommodation on one level situated in a popular location within the centre of the town. The subjects are convenient for access to shops, supermarkets, Parkland, Beach, Harbour and other local amenities while the bus and train stations are within easy reach providing excellent transport links. The property has been well maintained by the present owner and benefits from Gas Central Heating & Double Glazing. An attractive feature is the splendid intricate plasterwork on the cornices in the spacious, elegant Lounge. A double glazed French door and window lead out on to a shared roof patio. Storage cupboard. Viewing this home internally is essential to fully appreciate the spacious accommodation offered.

ACCOMMODATION

Hallway, Lounge, Dining Kitchen, Two Bedrooms, Shower Room.



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ENTRANCE WITH STAIRWAY:

Enter through hardwood door into the well maintained mutual entrance with stairway to this First Floor property.

RECEPTION HALLWAY:

A substantial front entrance door with glass panel leads into the spacious and welcoming Hallway. Pine doors to all accommodation lead off. Corniced ceiling. Meter cupboard. Laminate flooring.

LOUNGE:

Approx. 17'8" x 13'3". An elegant, spacious Lounge with window overlooking the front of the property. The room is further enhanced by beautiful intricate cornicing to the ceiling. Attractive feature brick fireplace along one wall incorporating wooden display shelving, mantle piece and tiled hearth. Electric fire.

DINING KITCHEN:

Approx. 11 x 10'4". This spacious Dining Kitchen has been generously fitted with base and wall units in White with contrasting ample worktops and coordinating tiling. Plumbing and space for an automatic washing machine. Space for fridge/freezer. Gas Hob and built in electric oven. Stainless Steel sink and drainer with mixer tap. Ample space for table and chairs. Window to the rear of the property.

BEDROOM 1:

Approx. 13'2" (at widest point) x 13'1". Tastefully decorated and spacious Double Bedroom which has a window overlooking the front of the property. Shelving. High level cupboards. Corniced ceiling.

BEDROOM 2:

Approx. 13'4" x 11'. A pleasantly decorated, well proportioned bedroom which has a window overlooking the rear of the property. Fitted wardrobes and cupboards along one wall housing gas boiler. Picture rail.

SHOWER ROOM:

Approx. 8'5" x 4'5". With two piece white suite and contrasting tiling to ceiling. A step up to corner shower cubicle with glass doors with electric shower. Pine panelling to ceiling. Extractor fan.

HEATING:

Gas Central Heating.

OUTSIDE:

A double glazed French door and window lead out on to a shared roof patio. Storage cupboard.

E.P.C. RATING:

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HOME REPORT:

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

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. 223 is situated on the pedestrian precinct on the right hand side.

VIEWING:

By arrangement with Connelly & Yeoman.









First Floor

Illustration For Identification Purposes Only. Not To Scale (ID151915 / Ref.47478)

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.