

FLAT 2, 4 KIRK SQUARE, ARBROATH, DD11 1DX



OFFERS OVER £79,500

HOME REPORT VALUATION £110,000

This highly impressive **SECOND FLOOR MAISONETTE** forms part of a well-maintained 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 with wonderful outstanding open views over the town, has been maintained and decorated to a high standard, with many additional attractive features, including a well-appointed Kitchen and a modern Shower Room. The property enjoys the benefits of Gas Central Heating & Security Entrance System. Shared Drying Area. A store is included. Viewing this home internally is highly recommended.

ACCOMMODATION

Internal Stairway leading to the upper floor Vestibule, Reception Hallway, Lounge, Kitchen with Dining Area, 4 Bedrooms, Shower Room.



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ENTRANCE WITH STAIRWAY:

Enter through door into the mutual entrance. Security Entrance System. A stairway leads to the upper floor.

VESTIBULE & RECEPTION HALLWAY:

A substantial front entrance door leads into the spacious and extremely attractive, welcoming Hallway. Cloak pegs. Two useful store cupboards. Laminate flooring. A stairway with leads to the upper floor accommodation.

KITCHEN WITH DINING AREA:

Approx. 13' 10" x 6' 4". A feature of this home is the splendid well-appointed kitchen that has been fitted with base and wall mounted units in a Beech colour with chrome coloured accessories. Ample worktop surfaces in Brown Granite effect finish. Stainless steel sink top. Incorporating Ceramic Hob, Electric Oven & Extractor. Contrasting wall tiles. Space for table & chairs. A large window has a pleasant outlook over the rear.

LOUNGE:

Approx. 15' 6" x 13' 10". This is a particularly charming bright and airy magnificently sized room that has tasteful décor. Attractive bay window overlooks the front. Beautiful ornate corniced ceiling and centre piece. Traditional fireplace with hearth. Laminate flooring.

BEDROOM 1:

Approx. 13' x 11' 7". An extremely attractive well-proportioned double bedroom that has two windows which over the front of the property. Picture rail. Corniced ceiling. Traditional fireplace with tiled features and hearth. Cupboard.

BEDROOM 2:

Approx. 13' x 9' 1" A most attractive double bedroom of generous proportions that enjoys a pleasing outlook over the rear with views towards Arbroath Abbey. Cupboard under window. Corniced ceiling.

SHOWER ROOM:

Approx. 4' 3" x 4' 2". Nicely presented with white w.c & white vanity unit in a high gloss finish, incorporating the wash hand basin. Chrome coloured accessories. Separate large walk in shower enclosure with matching wet wall covering.

SECOND FLOOR:

The stairway that has a sky light allows additional light to flow in leads to the landing that has a walk in cupboard.

BEDROOM 3:

Approx. 15' 8". x 13' 5". + bay 6' x 5' 2". 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. Corniced ceiling. Traditional fireplace.

BEDROOM 4:

Approx. 17' 4" x 11' 10". This is a well presented, excellently sized double bedroom. Velux roof window.

HEATING:

Gas Central Heating.

OUTSIDE:

A store cupboard has plumbing for automatic washing machine and houses the central heating boiler. Tidy Shared Drying Area.

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 turn right into Kirk Square. No. 4 is situated on the left-hand side.

E.P.C.

Rating C.

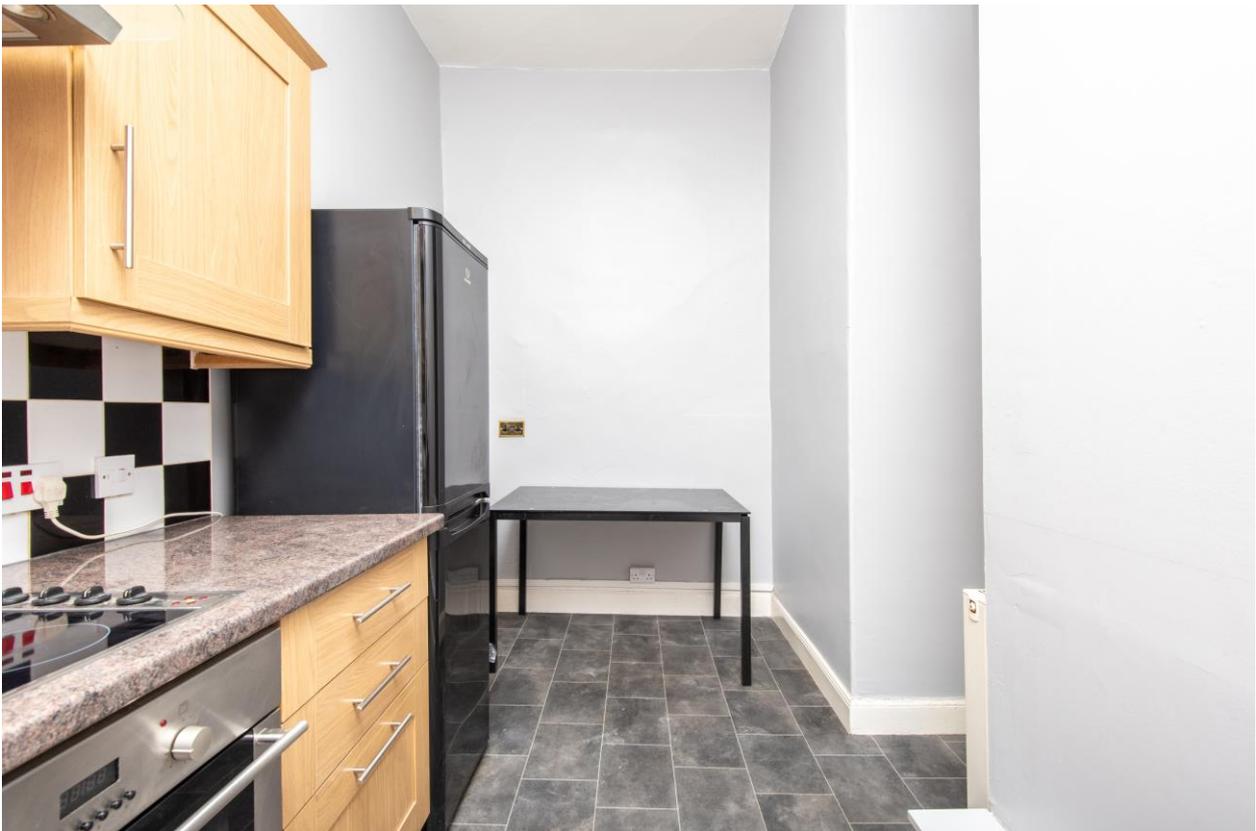
HOME REPORT:

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

VIEWING:

By arrangement with Connelly & Yeoman.





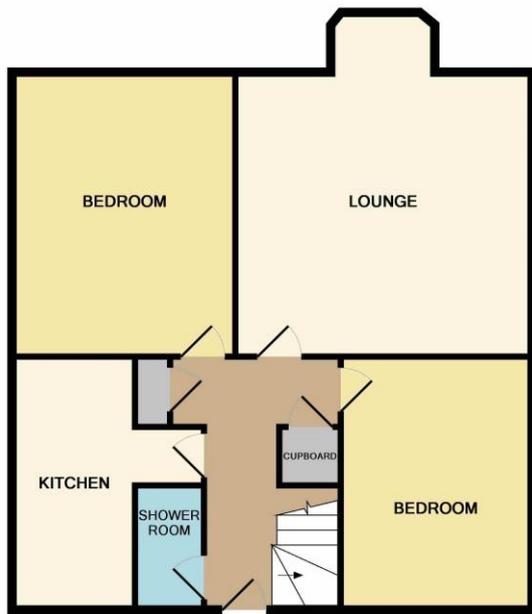




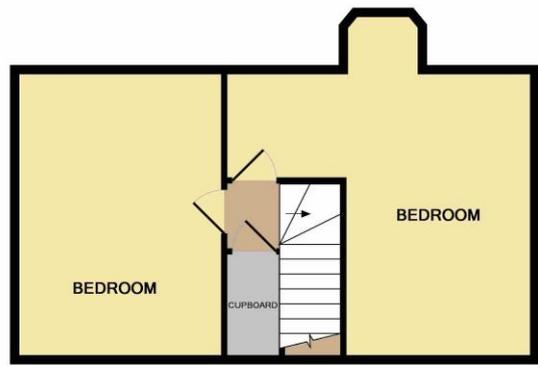








2ND FLOOR



ATTIC FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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