

**Connelly & Yeoman**  
**Solicitors & Estate Agents**

36 WEST NEWGATE, ARBROATH, DD11 1BY



**OFFERS AROUND £130,000**

This is a rare opportunity to purchase a unique style of home with such immense appeal. This is a highly impressive bright and airy, extremely spacious **FIRST FLOOR APARTMENT** with own private entrance door, which forms part of a divided stone building, situated in a pleasant and popular area of the town affectionately named, *'the fit o' the toon'*. Convenient for the Newgate Bowling Green, Parkland, Beach, Marina, Harbour and other local amenities. This well appointed stylish home has been completed, finished and decorated by the present owners to a fastidious high standard, with many of the charming original beautiful characteristic features still retained, notably in the splendid intricate plasterwork detail on the cornices and ceilings, white painted hardwood interior doors, surrounds and finishing's. The property enjoys the benefits a superb quality fitted Kitchen, modern Bathroom, Gas Central Heating, Double Glazed Windows and new carpeting throughout. In addition, there is a large loft that has two roof windows. A gate gives access to the front with a pathway which leads to the main door. To the rear is a lovely shared neat garden and drying area. Two cellars are included.

Viewing this home internally is absolutely essential to fully appreciate the space and quality which is on offer.



78 High Street ♦ Arbroath ♦ DD11 1HL ♦ DX530458 Arbroath ♦ Tel: (01241) 434200  
Fax: (01241) 434100

31 High Street ♦ Carnoustie ♦ DD7 6AG ♦ Tel: (01241) 859500 ♦ Fax: (01241) 859347

Website: [www.connellyyeoman.com](http://www.connellyyeoman.com) ♦ Email: [enquiries@connellyyeoman.com](mailto:enquiries@connellyyeoman.com)

## ACCOMMODATION

Entrance Hall, Internal Stairway, Upper Hallway, Lounge, Dining Kitchen, Utility Room, 3 Double Bedrooms & Bathroom.



## LOCATION

Travelling from Kirk Square into Hill Place, continue to the junction. Follow the road straight ahead into West Newgate. No. 36 is situated on the right hand side.

**ENTRANCE HALL:**

Enter through substantial front entrance door into the spacious welcoming hallway that has been recently decorated to a high standard. Corniced ceiling. Feature dado rail. Parquet flooring. A solid wood door gives access out to the rear of the property.

**INTERNAL STAIR:**

A beautiful stairway that has a wrought iron balustrade and co-ordinating decoration, leads to the upper floor accommodation. Feature dado rail. Corniced ceiling. A full length coloured stained glass window allows additional light to flow in.

**UPPER HALLWAY:**

A substantial door with glazed panels gives access into the spacious welcoming hallway that has tasteful décor. Corniced ceiling. Large useful store cupboard. New carpeting. A hatch, that has a coloured stained glass roof light, gives access to the large loft.

**LOUNGE:**

Approx. 18' 5" x 13' 6". This is a particularly charming, magnificently sized room which has been decorated to a high standard and carpeted in neutral tones. A large bay window offers an outlook over the front of the property. Recessed alcove with cupboard underneath. Spectacular ornate corniced ceiling.

**DINING KITCHEN:**

Approx. 12' 11" x 9' 1". A feature of this home is the superb modern well-appointed Dining Kitchen that has fresh decoration. Generously fitted with quality base and wall mounted units in a Meridian Cherry colour. Chrome coloured accessories. Ample worktop surfaces in a Dark Black granite effect finish. Co-ordinating table. Stainless steel sink top with drainer and mixer tap. Beautiful contrasting wall tiles. Incorporating gas hob, electric oven and extractor over. A large window overlooks the rear of the property with wonderful views over the bowling green. Spotlight track.

**UTILITY ROOM:**

Approx. 11' x 4'. Plumbing for automatic washing machine. Rear facing window.

**BATHROOM:**

Approx. 7' 9" x 4' 11". A lovely bathroom with modern three piece white suite Shower over bath with screen. Matching tiling complements the suite. Bathroom accessories. Extractor.

**BEDROOM 1:**

Approx. 10' 5" x 9' 8". An extremely attractive generously proportioned double bedroom which has fresh decoration and newly carpeted. A window overlooks the rear of the property. Corniced ceiling.

**BEDROOM 2:**

Approx. 10' 8" x 8' 8". This is a highly impressive and very spacious front facing double bedroom which has tasteful décor and a new carpet. Ornate corniced ceiling. Double fitted wardrobe.

**BEDROOM 3:**

Approx. 12' 4" x 8' 4". Most attractive well proportioned, tastefully decorated, double bedroom that has an outlook towards the front of the property. Corniced ceiling.

**HEATING:**

Gas Central Heating

**FEATURES:**

Double Glazed Windows. White painted hardwood interior doors.

**LOFT:**

Approx. 30' x 16' x 6' 6". Two roof windows to the rear.

**OUTSIDE:**

A gate give access to a pathway which leads to the main door. To the rear is a lovely shared neat garden and drying area. Two cellars are included.

**EPC RATING:**

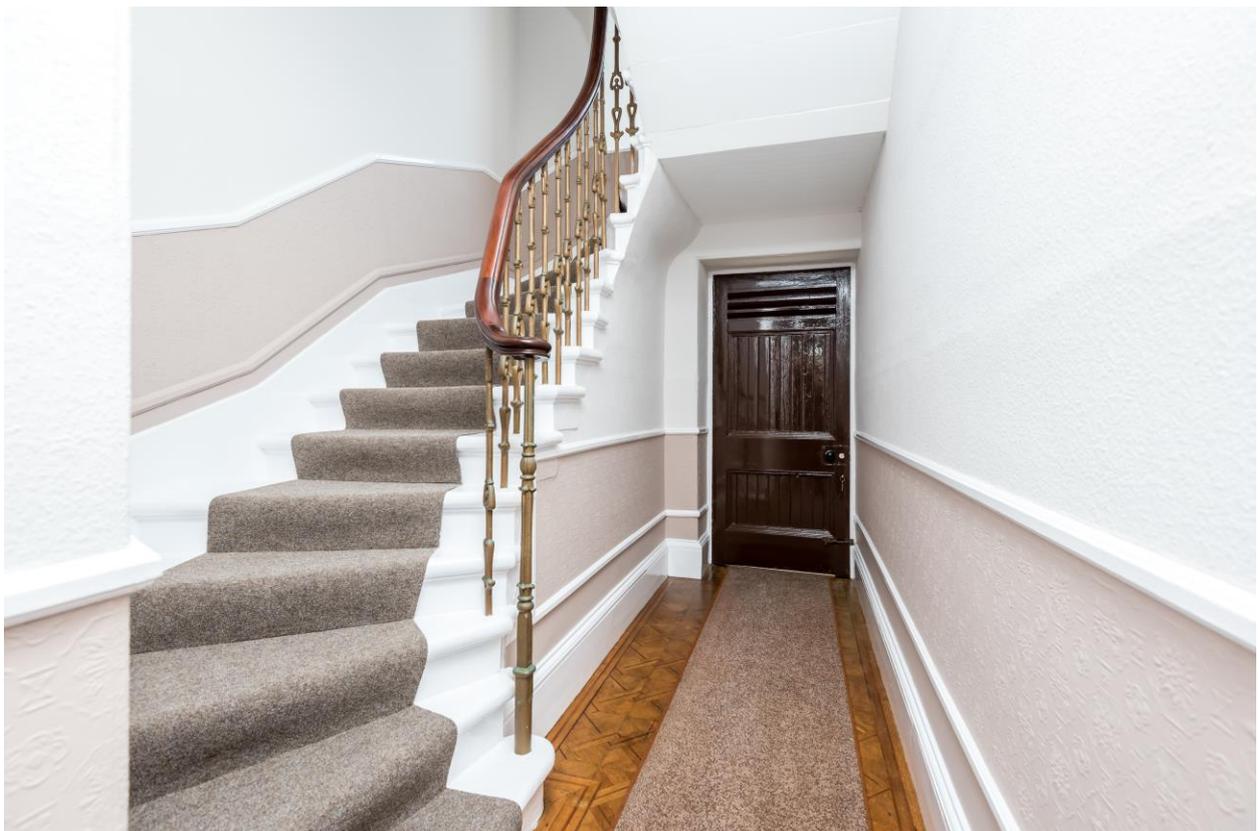
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**HOME REPORT:**

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

**VIEWING:**

By arrangement with Connelly & Yeoman





















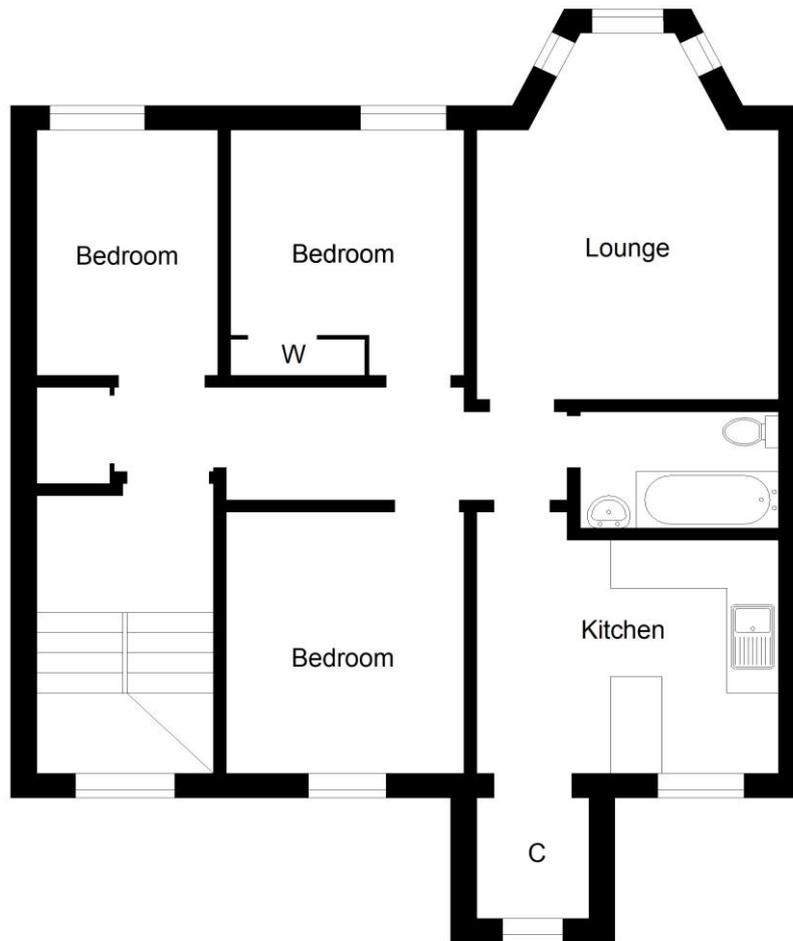


Illustration For Identification Purposes Only.  
Not To Scale (ID496313 / Ref:68115)

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.