Connelly & Yeoman
Solicitors & Estate Agents

18a SEAGATE, ARBROATH, DD11 1BJ

OFFERS AROUND £94,000

This is an extremely attractive bright and airy **FIRST FLOOR APARTMENT** with own door, forms part of a small select block of flats, which is ideally situated within a prime residential area after affectionally named as ***'the fit o' the toon'***, conveniently situated close to Beach, Parkland, Harbour, Marina and other local amenities. The property has been well maintained and tastefully decorated with many additional attractive features, including a splendid well-appointed Kitchen and a beautiful new Shower Room. The property enjoys the benefits of Electric Heating System & Double Glazed Windows. To the rear is a lovely enclosed patio garden laid out in coloured chipped stones with artificial turf. Own designated car parking space. Viewing this home internally is essential to fully appreciate the spacious home.

ACCOMMODATION

Entrance Vestibule, Internal Stairway Upper Hallway, Lounge, Dining Room, Kitchen, Shower Room, & 3 Bedrooms.

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VESTIBULE: Enter through an attractive substantial double-glazed front entrance door into the Vestibule. Tiled floor. Cloak pegs. A carpeted stairway leads to the upper floor.

UPPER HALLWAY: A hardwood and split pane glazed door into leads into the spacious welcoming hallway. Useful store cupboard. Corniced ceiling. Downlighters.

LOUNGE: Approx. 16' 6" x 9' 6". This is a highly impressive bright and airy excellently sized Lounge that has tasteful decoration. A window overlooks the front of the property. Corniced ceiling. Laminate Flooring.

DINING ROOM: Approx. 16' 6" x 8' 8". An archway and a door from the hallway leads into a charming spacious dining room. A window has an outlook towards the front. Corniced ceiling. Laminate flooring. Space for table & chairs.

KITCHEN: Approx. 14' 7" x 5' 10". A feature of this is the modern well-appointed modern Kitchen which has been fitted with both base and wall mounted units in a Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Dark Black charcoal colour. Co-ordinating breakfast bar. Incorporating round stainless steel sink with mixer tap. Plumbed for automatic washing machine. Integrated ceramic hob and electric oven/ Extractor. Contrasting wall tiles. A window has an outlook towards the front. Downlighters.

SHOWER ROOM: Approx. 6' 8" x 5' 10". A stunning new Shower Room with white w.c. and square wash hand basin. Beautiful contrasting wet wall covering, and tiling complements the Shower Room. Large separate walk in shower area. Bathroom accessories. Vanity shelf. Extractor. Spotlight cluster.

BEDROOM 1: Approx. 17' x 5' . A pleasant well proportioned single bedroom. A window has an outlook towards the rear of the property. Laminate flooring. Downlighters. Access to the loft.

BEDROOM 2: Approx. 14' 8" x 6' 9". An extremely attractive double bedroom of generous proportions. A window has an outlook towards the rear of the property. Cupboard. Laminate flooring. Downlighters.

BEDROOM 3: Approx. 14' 8" x 9' 1". This is a well presented excellently sized double bedroom that has an outlook towards the rear of the property. Double fitted wardrobe with sliding mirror fronted doors. Laminate flooring. Downlighters.

HEATING: Electric Heating.

FEATURES: Double Glazed Windows.

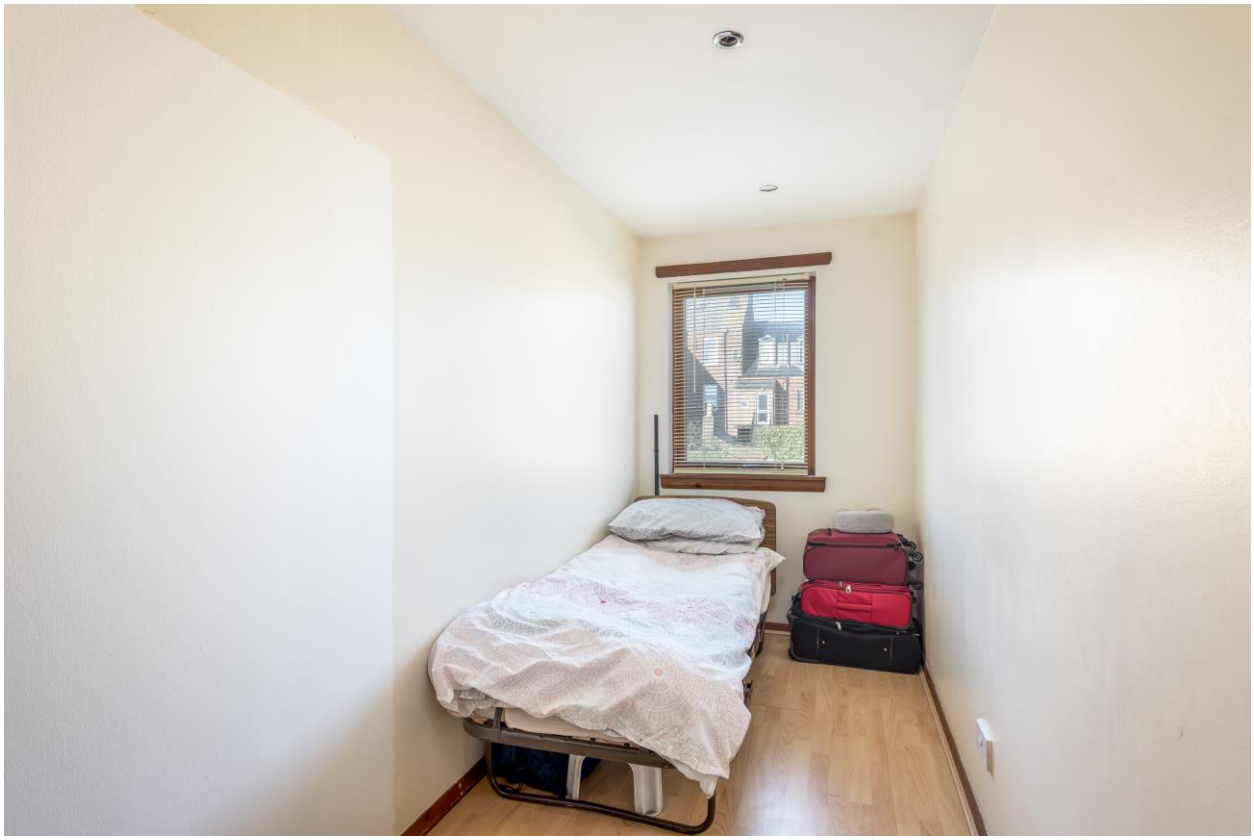
OUTSIDE: To the rear is a lovely enclosed patio garden laid out in colored chipped stones with artificial turf. Own designated car parking space.

LOCATION: Travelling from the dual carriageway turn into East Grimsby, turn left into Lady bridge Street. Continue to the junction, straight across into John Street and turn first right into West Newgate. Turn right again into Seagate. No. 18a is situated on the right-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.



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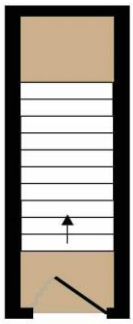
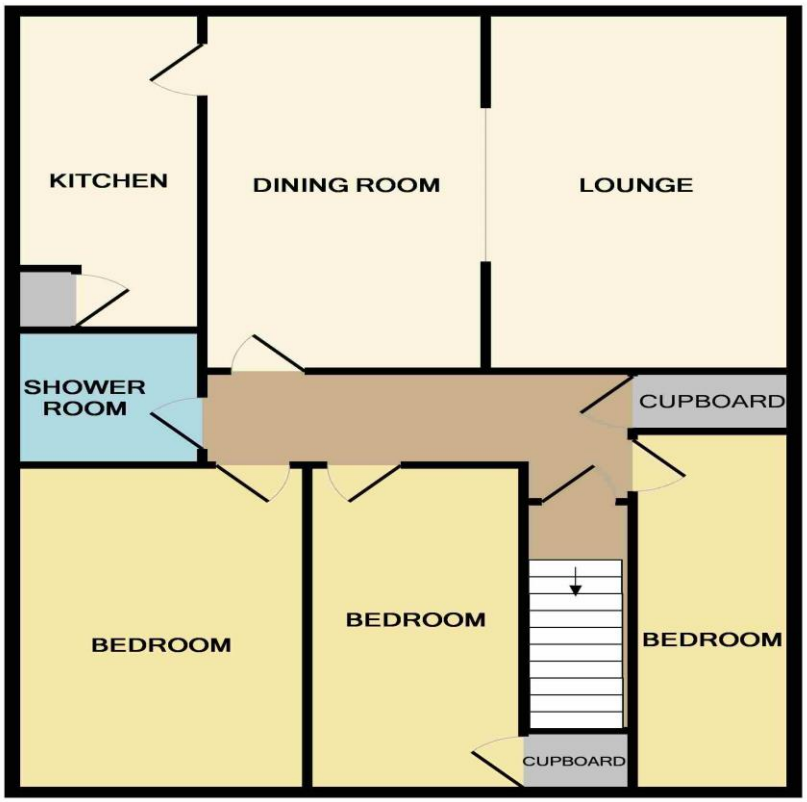


GROUND FLOOR



1ST 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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