



12 KIRK SQUARE, ARBROATH DD11 1DX

SECOND FLOOR MAISONETTE



Key Features

- Bright and airy generously proportioned accommodation.
- Situated in the centre of the town
- Roofing and specialist reports available.
- Gas central heating. Double Glazing.



FIXED PRICE
£39,000

Property Description

This spacious SECOND FLOOR MAISONNETTE forms part of a small block of flats, providing bright sunny, generous size accommodation on two levels and is adorned with many period features including original ornate cornice, deep skirtings and original doors. Situated in a popular location, within the centre of the town conveniently positioned for all local amenities including High Street shops, cafes and within walking distance of the harbour and popular coastal walks this property is an ideal buy. The property which does require extensive upgrading, enjoys the benefit of gas central heating and double glazing as well as generous storage. **Specialist and roofing reports are available.**

ACCOMMODATION

Utility, Reception Hallway, Lounge, Dining Kitchen, Study, 3 Bedrooms, Bathroom.

ENTRANCE:

Staircase leading to the upper floor with beautiful coloured glass window to the rear. Assess into a utility room.

HALLWAY:

Welcoming hallway with wooden balustrade, understair storage cupboard, rear facing window and radiator.

LOUNGE:

Approx 13'4 x 18'8 Impressive lounge with large bay window allowing for an abundance of natural light. There are many original features including impressive ornate cornicing and ceiling rose, a shelved alcove, deep skirtings, TV point and a radiator.



KITCHEN WITH DINING AREA:

Approx. 25' 7" x 12' 5" (widest) x 8' 9" (narrowest). A superbly spacious room Approx 14'6 x 13'2 This is a spacious dining kitchen with a large front facing window. The kitchen area is fitted with base and wall units with coordinating work surfaces incorporating a 1½ coloured sink with mixer tap. There is a stainless steel electric over, hob and extractor hood above, a dish washer and free standing fridge freezer (both included). There is ample room for a table and chairs, and a radiator.

BEDROOM 1:

Approx. 13' 7 x 12' 8. An extremely attractive well-proportioned double bedroom with an open outlook over Arbroath towards the Abbey. One wall has been fitted with a large triple shelved and hanging wardrobe with sliding mirror doors. Radiator.

BATHROOM:

Approx 8'7 x 11'3 Side facing bathroom with a four piece white suite and a separate double shower cubicle housing an electric shower. There is modern wet wall to the bath and shower area, bathroom fittings, cornicing, and a radiator.

HOME OFFICE / STUDY:

Approx 9'9 x 5'4 An ideal work space with a front facing window, shelving and a radiator.

BEDROOM 2:

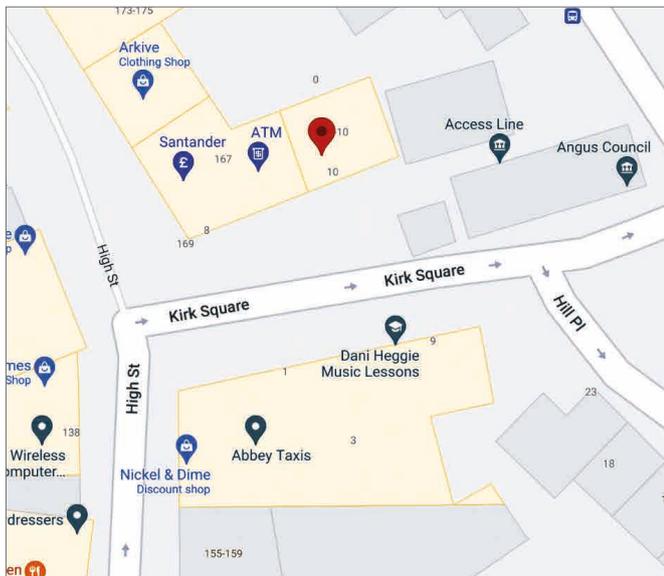
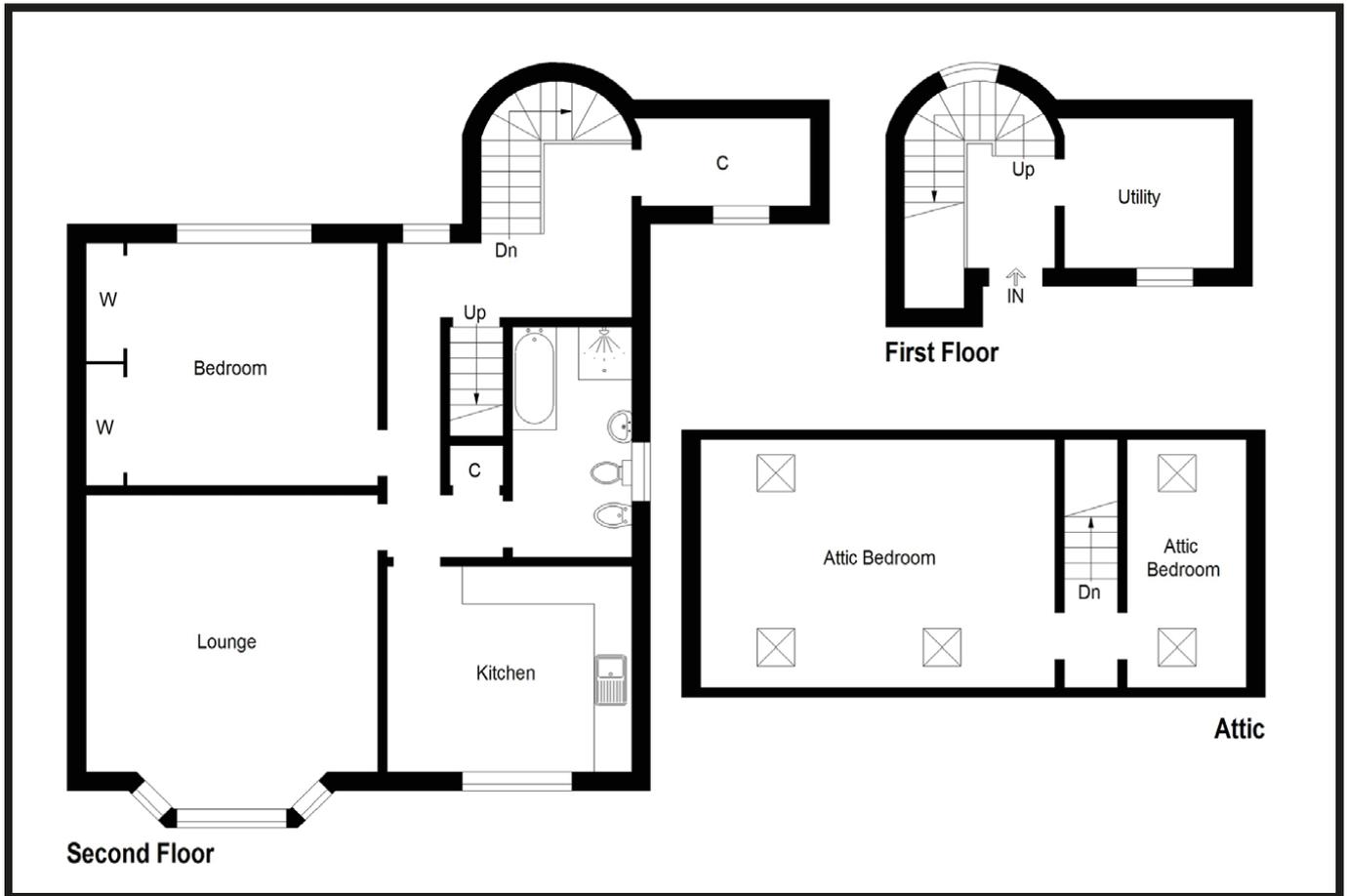
Approx. 17'10 x 15'9 A large bright room with two front facing Velux windows, a rear facing Velux window, access into the eves for storage, spotlights to the ceiling, and a radiator.

BEDROOM 3:

Approx. 7'5 x 16' With front and rear facing Velux windows, access into the eves for storage, and a radiator.



Property Professionals



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