



**1 ALEXANDRA PLACE, ARBROATH, DD11 2BG**

**TRADITIONAL APARTMENT**



## Key Features

- A traditional stylish family home of generous proportions.
- Set within a very desirable location. • Many traditional features, Gas central heating.
- Private Garden with secluded patio area and outhouse.



OFFERS OVER  
**£175,000**

# Property Description

This is a rare opportunity to purchase a delightful TRADITIONAL FIRST FLOOR APARTMENT set within a substantial stone built property with own private entrance and garden. Located within the much sought after West End of Arbroath, with an impressive open view over the park and pond toward the sea and within easy walking distance of all the usual local amenities and services. The subjects have been well maintained and decorated with many beautiful characteristic features still retained and offers generously proportioned accommodation with the benefit of Gas Central Heating. To the rear is a private garden area laid out neatly with an Astor turf area, lock block seating area, trees and shrubs. There are also two outhouses. Viewing this most desirable home is highly recommended.

## ACCOMMODATION

Entrance Vestibule. Upper Floor: Hallway, Kitchen, Lounge with Dining Area, 2 Bedrooms, and Bathroom.

## ENTRANCE VESTIBULE AND STAIRWAY:

Entry is via a substantial entrance door into the attractive and welcoming, tastefully decorated vestibule. A further door leads out to the rear of the property and the stairway leading to upper floor.

## FIRST FLOOR HALLWAY:

Enter through a coloured glass door into the hallway where there is a shelved storage cupboard, cornicing and a radiator.

## KITCHEN:

Approx. 10'9" x 13'7". A well appointed kitchen fitted to wall and base units with under unit lighting and coordinating wooden work surfaces incorporating a stainless steel sink with mixer tap, There is a Range style stainless steel cooker with double oven, 6 burner gas hob and hotplate with a double stainless steel hood above. Space for an American style fridge freezer, an integrated dishwasher and plumbed space for a washing machine. A rear window over looks the garden and surrounding area.

## LOUNGE :

Approx. 17'4 x 15'5". This is a beautiful bright spacious room with fresh neutral décor. A particular feature of this room is the turret window which enjoys an open view over the nearby parkland and pond towards the Sea. There are two further windows offering an abundance of natural light, and a feature marble fireplace, with cast iron inlay and tiled hearth. There is decorative cornicing, deep skirtings and two radiators.

## DINING AREA:

Approx. 11'10" x 6'1". A charming area that overlooks the front of the property with a large window. Corniced ceiling and wooden flooring.

## BEDROOM 1:

Approx. 10'9 x 14'3". A stunning bright and airy double bedroom with a delightful outlook over the park. There is a double shelved and hanging wardrobe with sliding doors, cornicing and a radiator.

## BEDROOM 2:

Approx. 15'5 x 9'7". An attractive bedroom with rear facing window, a shelved alcove and a radiator.

## BATHROOM:

Approx. 10'6" x 5'6". Delightful spacious bathroom with three piece white suite with an over the bath shower with deluge shower attachment and vanity units to the wc and wash hand basin. There is a rear facing window, a radiator and heated towel rail.

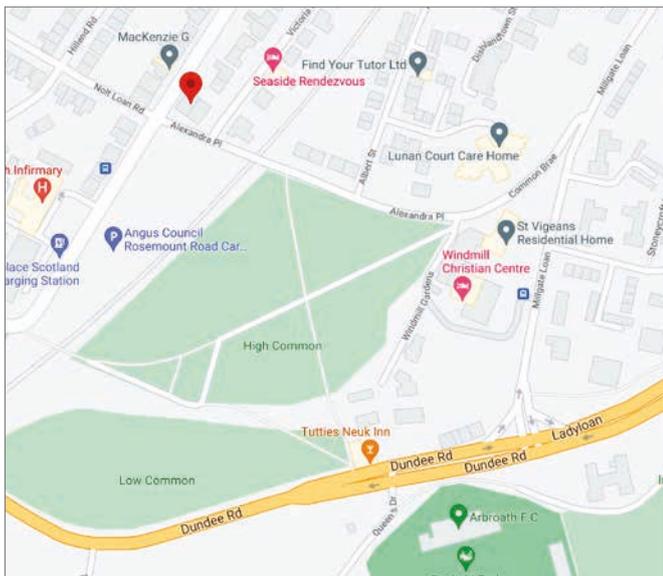
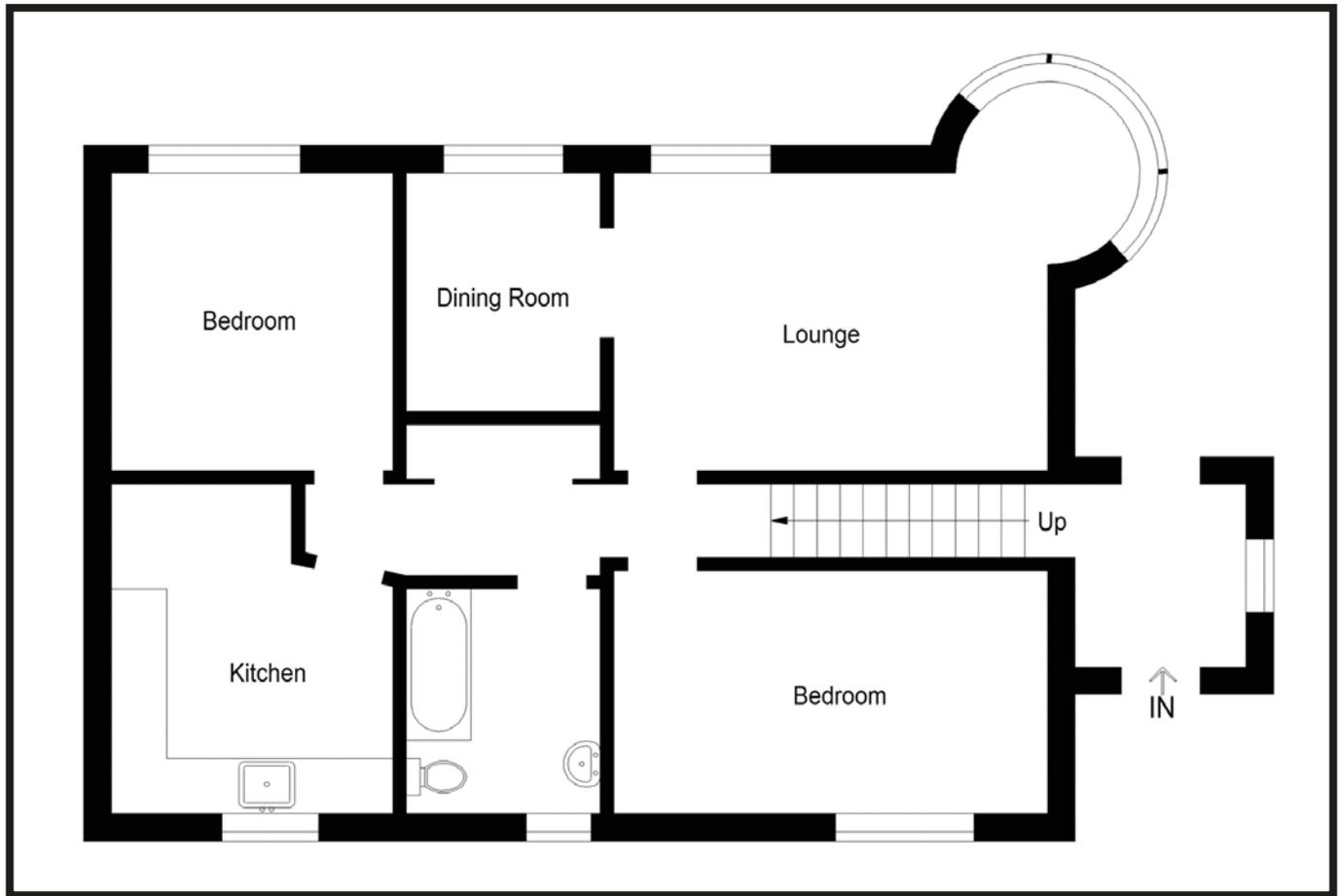
## OUTSIDE:

A gate leads to the front door. To the rear is a delightful, enclosed garden which is laid out attractively in lawn, trees, shrubs, flowers, pergola and small patio area. There are two outhouses, one with power. There is a gate leading out to Addison Place.





# Property Professionals



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.

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