



10b SEAGATE, ARBROATH DD11 1BJ

FIRST FLOOR MAISONETTE



Key Features

- Spacious, bright accommodation on two levels.
- Popular, central 'fit o' the toon' location.
- Stunning sea views from upper level.
- Exclusive area of garden and outhouses.



OFFERS OVER
£73,000

Property Description

This extremely spacious FIRST FLOOR MAISONETTE provides accommodation on two levels, forming part of a stone built building, situated within a much sought after area, close to harbour, beach and parkland. The subjects would benefit from some upgrading but the property enjoys the benefits of Gas Central Heating & Double Glazed Windows. Superb views of the sea are available from the upper front bedroom. To the rear is a courtyard with a range of outhouses which are exclusive to the property. Viewing this home is absolutely essential to fully appreciate the potential and space which is on offer.

ACCOMMODATION

Carpeted internal stairway, Store, Entrance Hallway, Lounge with Dining Area, Kitchen, Bathroom.

Upper Floor: 2 Bedrooms.

INTERNAL STAIRWAY:

Carpeted stairway leads to the front entrance door.

STORE:

Useful walk in store cupboard with light. Shelving.

ENTRANCE HALLWAY:

Enter through substantial front entrance door into the spacious, welcoming hallway. Window. Stairway leads to the upper floor accommodation.

LOUNGE WITH DINING AREA:

Approx. 18' 6" x 10' 3". This is a bright and airy room which has tasteful décor. Two windows overlook the front of the property. Ample space for table and chairs if desired.

KITCHEN:

Approx. 9' x 7' 9". Fitted with base and wall mounted units in an Oatmeal colour with wooden effect trim. Ample worktop surfaces. Stainless steel sinktop. Incorporating electric hob, oven & extractor. Plumbed for automatic washing machine and space for fridge. Contrasting wall tiles. Window with outlook to the rear.

BATHROOM:

Approx. 6' 8" x 6'. A spacious bathroom with three piece white suite. Shower unit over bath. Chrome coloured fittings. Vanity shelf. Extractor.

UPPER FLOOR:

Landing with walk in cupboard, measuring approximately 7' 4" x 5' fitted with a light.

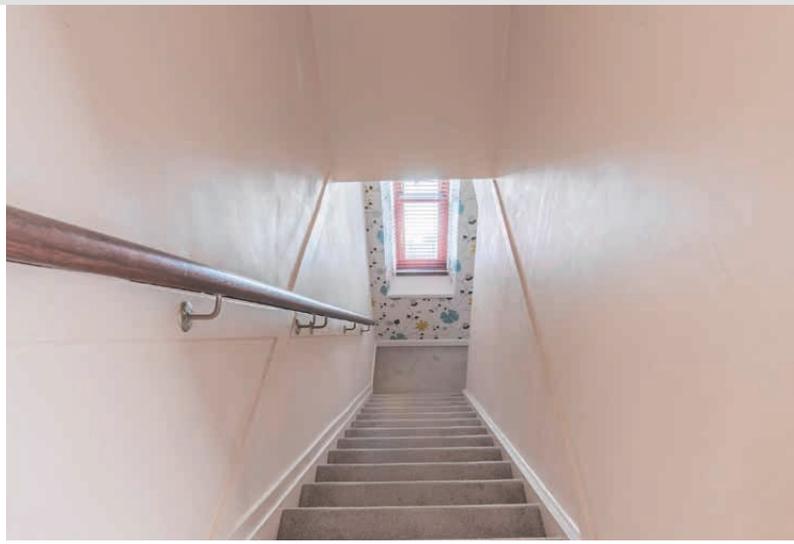
BEDROOM 1:

Approx. 11' x 8' 4". An extremely attractive generously proportioned double bedroom which has an outstanding view over the sea.

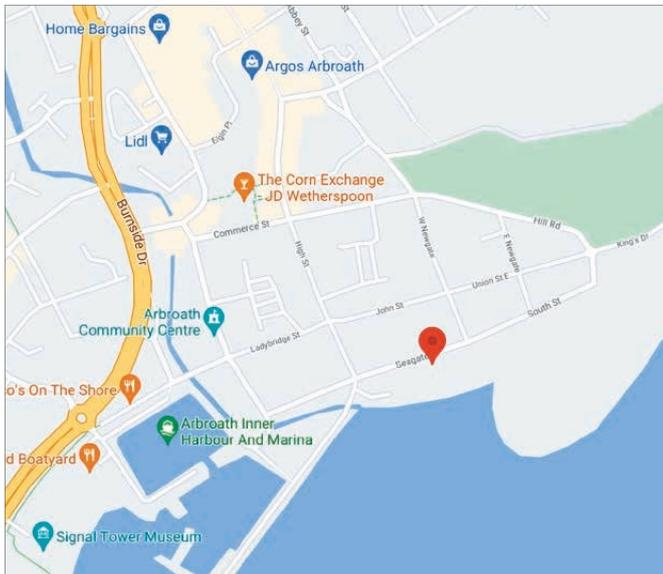
BEDROOM 2:

Approx. 15' 9" x 8' 4". A delightful bright rear facing double bedroom. Velux roof window.





Property Professionals



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Connelly & Yeoman
Solicitors Estate Agents

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