



**223A HIGH STREET, ARBROATH DD11 1DZ**

**TOP FLOOR APARTMENT**



## Key Features

1.

Situated in the town centre. Forming part of block of flats.

- Generously proportioned accommodation • Gas central heating. Double Glazing.
- Shared roof patio.



OFFERS OVER  
**£75,000**

# Property Description

This attractive TOP FLOOR FLAT forms part of a block of two properties, providing well proportioned accommodation over two levels and is situated in a popular location within the centre of the town. The subjects are convenient for access to shops, supermarkets, Parkland, Beach, Harbour and other local amenities while the bus and train stations are within easy reach providing excellent transport links. This bright spacious property has the benefit of Gas Central Heating & Double Glazing and still retains many traditional features including ornate cornicing and ceiling rose to the bright spacious lounge and dining room. A double glazed French door and window lead out on to a shared roof patio.

## ACCOMMODATION:

Hallway, Lounge, Dining Room, Kitchen, three bedrooms (master en-suite) and Bathroom.

## ENTRANCE WITH STAIRWAY:

Enter through hardwood door into a mutual entrance with stairway leading to the top floor flat.

## RECEPTION HALLWAY:

Approx. 9'2 x 7'10 Entry is into a welcoming reception hallway with decorative Karndean flooring, a generous size storage cupboard and a radiator.

## LOUNGE:

Approx. 13'6 x 13'6 An elegant, spacious lounge with window overlooking the front of the property. The room is further enhanced by beautiful intricate cornicing and ceiling rose and there is an attractive marble fireplace with wooden surround incorporating an electric fire, and two radiators.

## DINING ROOM:

Approx. 13' x 12'2 A spacious dining room with front facing window with ornate cornicing and ceiling rose, a shallow shelved cupboard and a radiator.

## KITCHEN:

Approx. 11'6 x 14'4. This spacious Dining Kitchen has been generously fitted with base and wall units with ample worktops and coordinating tiling. There is a free standing gas cooker, plumbed space for an automatic washing machine and dishwasher and space for fridge/freezer. A rear facing window gives a bright outlook and there is cornicing and radiator.

## UPPER HALLWAY:

A bright spacious upper hallway where there is an access hatch leading into the loft.

## BEDROOM 1:

Approx. 9'6 x 16'2 Tastefully decorated and spacious Double Bedroom which has a window overlooking the front of the property and access into the en-suite.

## EN-SUITE:

Approx. 5'10 x 6' Two piece white suite with a separate tiled shower cubicle housing an electric shower.

## BEDROOM 2:

Approx. 11'3 x 16'2 A pleasantly decorated, well proportioned bedroom which has a window overlooking the front of the property. One wall is fitted with a shelved and hanging wardrobe with sliding mirror doors. Radiator.

## BEDROOM 3:

Approx. 8' x 8' Front facing bedroom with a Velux window and a radiator

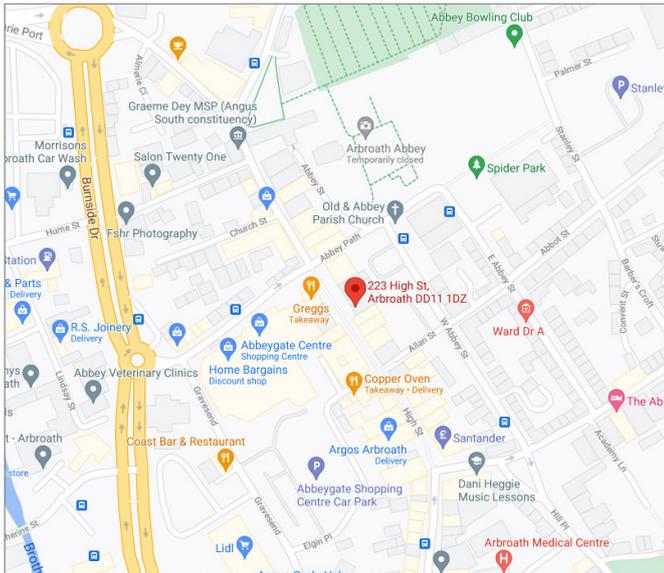
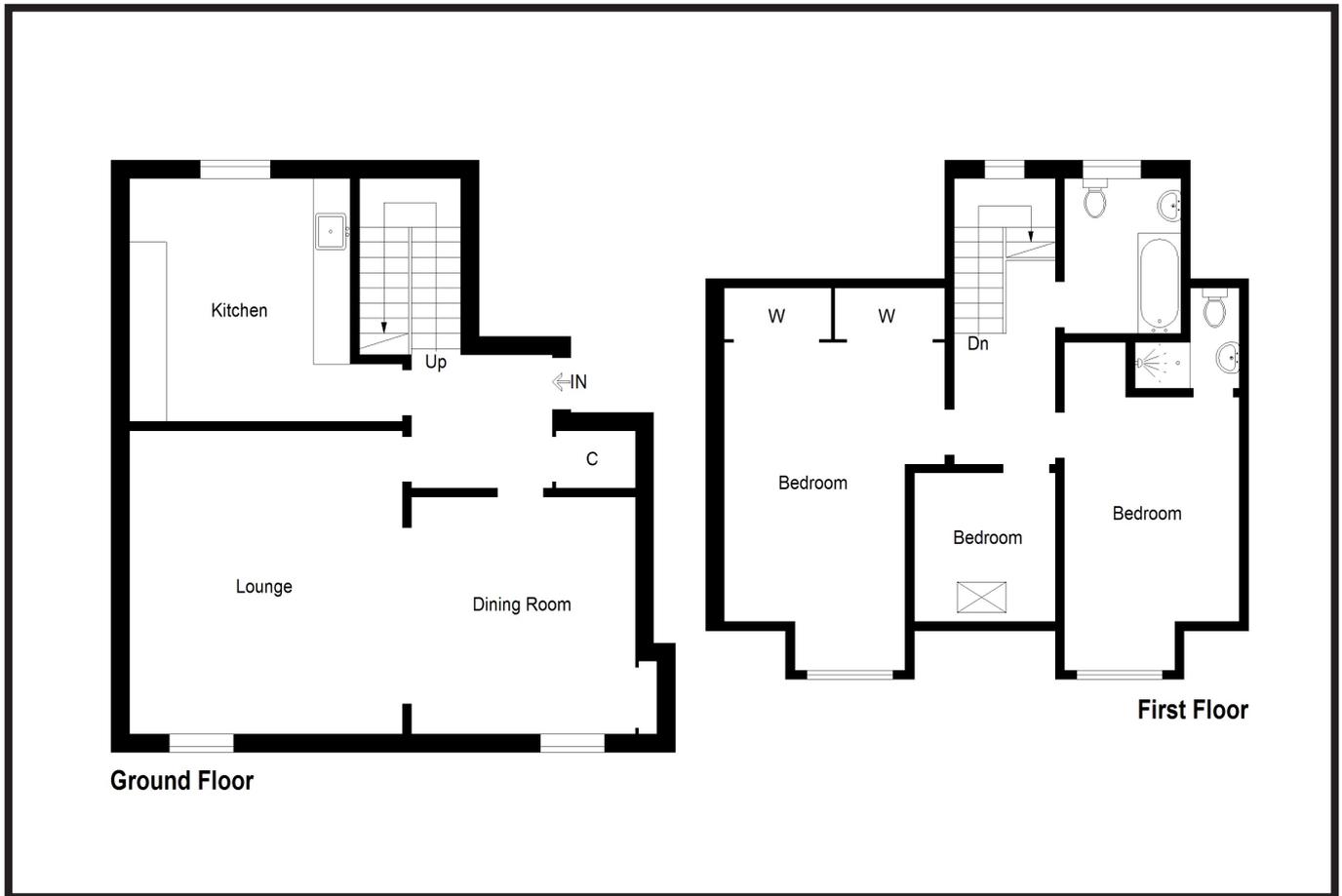
## BATHROOM:

Approx. 5'9 x 9'2 A bright spacious rear facing bathroom fitted with a three piece white suite with an over the bath electric shower and contrasting tiling. There are bathroom fitment, a heated towel rail and a Dimplex wall heater.





# 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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