



**2A GAYFIELD, ARBROATH,
DD11 1QJ**

**FIRST FLOOR
APARTMENT**



Key Features

- Stunning Sea Views.
- Spacious Family Accommodation. • Modern tasteful decor throughout.
- Triple glazing to front of property & Gas Central Heating.



OFFERS OVER
£90,000

Property Description

This splendid, well-appointed FIRST FLOOR APARTMENT has been thoughtfully redesigned to create additional family accommodation on one level and has stunning sea views. This spacious family home has been maintained and decorated by the owner to an exceptionally high standard, with many additional attractive features including a well appointed kitchen area and large, bright bathroom. The property enjoys the benefits of Gas Central Heating & Triple/Double Glazed Windows. To the rear of the property there is an exclusive area of decking and a mutual drying area. The property also benefits from an internal storage shed. Viewing this home internally is absolutely essential to fully appreciate the space which is on offer.

ACCOMMODATION:

Hallway, Lounge, Kitchen Area, Utility Room, 3 Bedrooms & Bathroom

HALLWAY:

This is a spacious, attractive hallway with fresh decor, recently laid carpet and downlights.

LOUNGE:

Approx. 15' 7" x 12' 6". This is a particularly charming, bright and airy generously proportioned room which has been tastefully decorated. A large picture window overlooks the front offering magnificent sea views. Corniced ceiling. Triple glazing. Display window ledge with storage below. Wall lights. Open to the kitchen area.

KITCHEN AREA:

Approx. 11' 6" x 4' 9". A feature of this home is the splendid well-appointed kitchen which has been fitted with floor and wall mounted units in a cream colour with ample worktop contrasting worktop surfaces in a black finish and tiled splash back. Electric oven, gas hob with extractor above. Downlights. Tiled effect flooring.

BATHROOM:

Approx. 10' 4" x 8'. A very spacious bathroom fitted with 3 piece white suite comprising of w/c, wash hand basin with white high gloss vanity unit below and bath with shower over and glass screen. Wet wall throughout. Large window. Wall mounted towel radiator and cabinet with mirrors. Downlights. Recessed display area.

UTILITY ROOM:

Approx. 8' 3" x 4' 1". A very useful space which is plumbed for a washing machine and plenty space for other white goods. Shelving.



BEDROOM 1:

Approx. 12' 10" x 7' 10". A delightful well proportioned bedroom which overlooks the front of the property allowing for stunning sea views. Freshly carpeted. Triple glazed window.

BEDROOM 2:

Approx. 12' 6" x 7' 10" . Another great sized bedroom which overlooks the front of the property and again has sea views. Freshly carpeted. Triple glazed.

BEDROOM 3:

Approx. 11' 8" x 11' 6". A spacious room which overlooks the rear of the property. Cupboard housing the boiler.

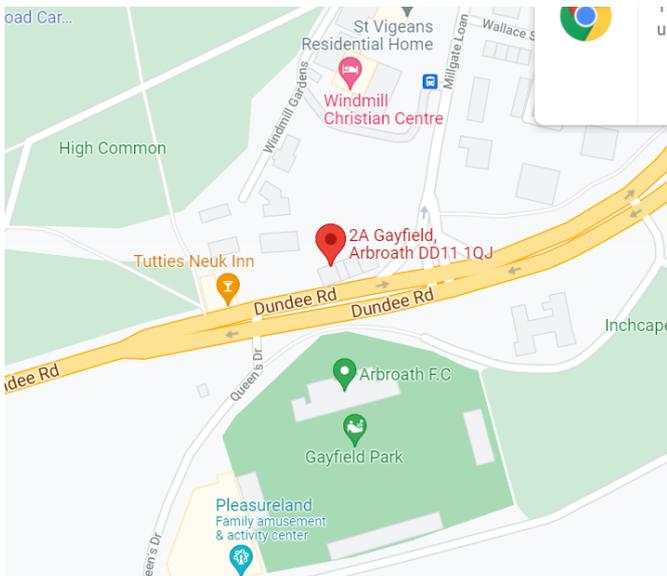


Property Professionals



TOTAL APPROX. FLOOR AREA 72.2 SQ.M. (777 SQ.FT.)

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