



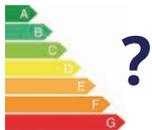
70 HIGH STREET, ARBROATH, DD11 1AW

GROUND FLOOR FLAT



Key Features

- Spacious, stylish ground floor flat.
- Within a popular, central residential area.
- Private garden
- Gas Central Heating and Double Glazing.



OFFERS OVER
£85,000

Property Description

This is a highly impressive bright and airy GROUND FLOOR APARTMENT which provides deceptively spacious accommodation on one level, forming part of a substantial stone built property, which is conveniently situated to all the usual local amenities, including Shops, Beach, Parkland, Harbour & Marina. This incredibly stylish home has been refurbished, decorated and completed by the present owners to an exceptionally high standard, with many additional attractive features including a stunning new Bathroom, and new wooden floor coverings. The property also enjoys the benefits of Gas Central Heating & Double Glazed Windows. To the rear is a gorgeous, private courtyard garden with outdoor lighting and ample space for garden dining furniture. A shed is to be included and a gate leads out to car parking facilities. Viewing this excellent home internally and externally is absolutely essential to fully appreciate the space and quality which is on offer.

ACCOMMODATION

Dining Area, Lounge open to Kitchen, 2 Bedrooms & Bathroom.

DINING AREA:

Approx. 13'5" x 8'2". A lovely versatile area which is currently being used as a dining area but could provide an ideal office space. New wood flooring enhances this space and there is a handy built in storage cupboard with Oak door. Downlights.

LOUNGE open to KITCHEN:

Approx. 17' 4" x 13' 1". This is a particularly charming bright and airy magnificently sized room which has stylish, contemporary, tasteful decoration. The new wood flooring continues. A feature electric fireplace with pebble detail and wood surround.

The lounge is open to the well-appointed kitchen which has been fitted with base and wall mounted units in a oak effect and there is ample worktop surfaces. Electric hob with extractor above and double ovens. Space for fridge freezer and plumbed for washing machine. Lovely Moroccan styled tiled splashback. Built in storage cupboard. Downlights and French doors lead out to the courtyard.



BEDROOM 1:

Approx. 16' 4" x 7' 7". This is an impressive double bedroom of generous proportions. A window overlooks the front of the property. Corniced ceiling. Large double fitted wardrobe with sliding mirror fronted doors.

BEDROOM 2:

Approx. 13' x 8' 2". A bright extremely attractive generously proportioned front facing double bedroom.

BATHROOM:

Approx. 7' 2" x 5' 4". A beautiful new stylish bathroom. With white w.c. with concealed cistern and vanity unit in a white high gloss finish. Contemporary wet wall complements the suite. Shower over the bath with glass screen. Long wall mounted chrome towel radiator. Extractor.



Property Professionals

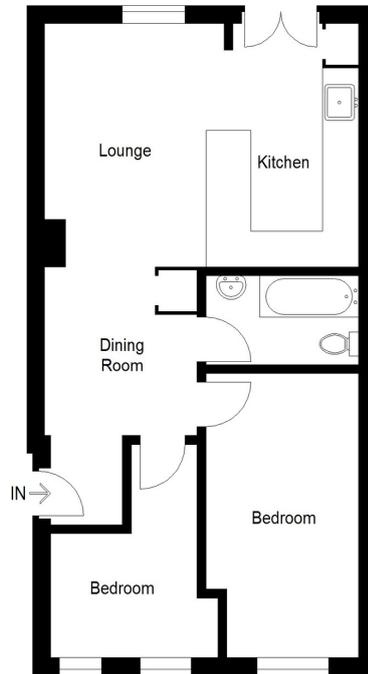
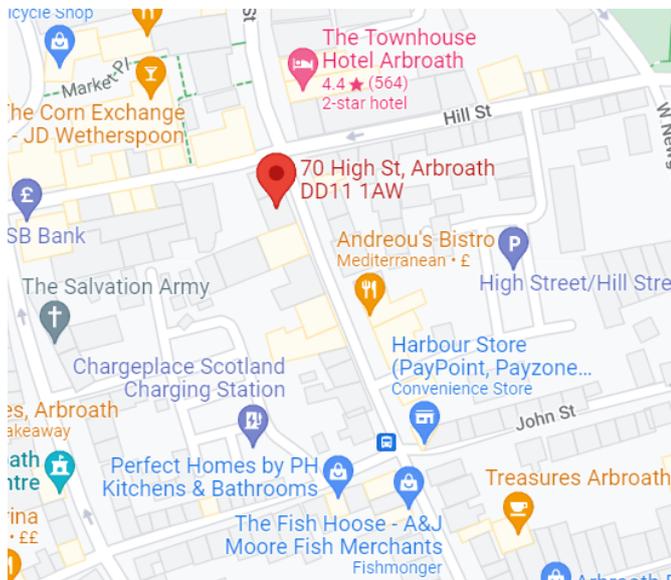


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Connelly  **Yeoman**
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