



**8 QUAYSIDE MARINA, 4 MARKETGATE,  
 ARBROATH, DD11 1AY**

**WATERFRONT APARTMENT**



**Key Features**

- Luxurious waterfront apartment. • Within all furnishings included.
- An ideal investment opportunity.
- Gas Central Heating and Double Glazing. • Private parking space, bin store and outhouse.



**OFFERS OVER  
 £200,000**

# Property Description

Unique opportunity to purchase this LUXURIOUS WATERFRONT APARTMENT overlooking Arbroath Harbour located within the small select Quayside Marina Apartments. Offered for sale as a 'turn key' investment, with all furnishings available, this stylish apartment has an outstanding location with an open outlook over Arbroath Harbour. Finished to a high standard with solid wood flooring, quality carpets, impressive luxurious bathrooms, and a large deck with modern glass balustrade and outside lighting. The property comprises of a large open plan lounge/dining/kitchen with double access out onto the deck, master bedroom with en-suite and access out onto the deck, a second double bedroom and luxurious bathroom. Outside there is a private parking space, bin store and outhouse. This is an ideal opportunity to acquire this individually designed, superior apartment located in a unique setting making it ideal as a retirement property or Airbnb investment.

## ACCOMMODATION:

Lounge/dining/kitchen, master bedroom with en-suite, 2nd double bedroom and bathroom.

## ENTRANCE HALLWAY:

Entry is into a welcoming hallway with solid wood flooring, spotlights to the ceiling and a modern radiator.

## LOUNGE/DINING/KITCHEN:

Approx. 17'7 x 22'. An impressive open plan lounge/dining/kitchen with view and access onto the large decked balcony. The lounge area has ample room for furnishings, a modern vertical radiator, and access to a large breakfast seating area separating the kitchen. which is fitted with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob and stainless steel splashback with extractor hood above, an integrated dishwasher and washing machine and cupboard housing the gas central heating boiler. The dining area offers a delightful outlook with access via patio doors from here and from the kitchen out onto the balcony.



**MASTER BEDROOM:**

Approx. 8'7 x 16'7. A bright spacious master bedroom with access onto the balcony, a large wardrobe with sliding doors with mirror, a radiator and access into the en-suite.

**EN-SUITE:**

Approx. 5'2 x 7'2. A luxurious shower room finished with modern tiling, with a vanity to the wash hand basin and wc, and a large glass fronted shower enclosure housing a power shower. There is a vertical radiator and spotlights to the ceiling.

**BEDROOM 2:**

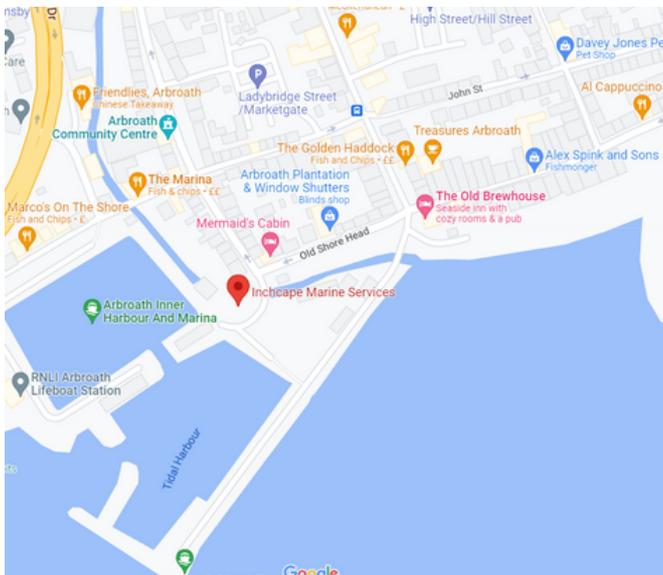
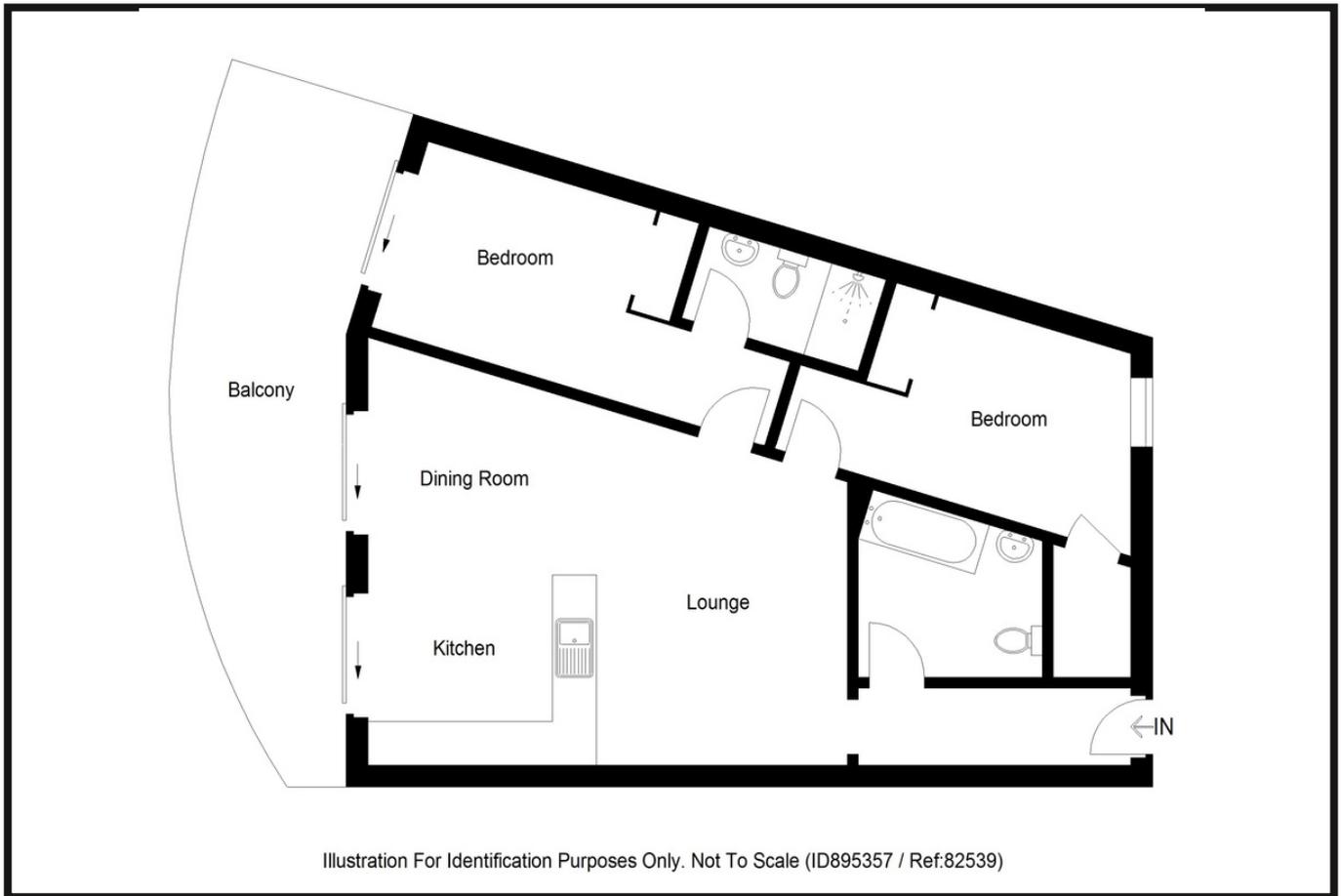
Approx. 8'7 x 17'. Rear facing generous size double bedroom with a large wardrobe with sliding doors, a second shelved cupboard housing the electric fuse box, and a radiator.

**BATHROOM:**

Approx. 6'7 x 10'. A luxurious bathroom finished with modern tiling, with a vanity to the wash hand basin and wc, a bath with an over the bath electric shower, vertical radiator, spotlights to the ceiling and a rear facing window.



# 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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