



207 HIGH STREET, ARBROATH, DD11 1DZ

FIRST FLOOR MAISONETTE



Key Features

- Spacious first floor maisonette.
- Within an ideal central location of Arbroath.
- Gas Central Heating and Double Glazing.
- Mutual terrace.



OFFERS OVER
£85,000

Property Description

This bright and airy FIRST FLOOR MAISONETTE is ideally situated within the town centre and gives easy access to all local amenities including shops, supermarkets, as well as Arbroath bus and railway stations. Presented in fresh neutral décor with gas central heating and double glazing this 3 bedroom property offers an ideal home, or buy-to-let investment. Outside there is access to a mutual roof terrace.

ENTRANCE HALLWAY:

Entry is into the hallway where there is a staircase leading to the upper floor, and vinyl wood effect flooring.

LOUNGE:

Approx. 12'2 x 14'4. A spacious front facing lounge with a shelved alcove with under storage cupboard housing the gas meter, a TV point, and radiator.

KITCHEN:

Approx. 14'4 x 11'8. Spacious kitchen with a rear facing window, fitted to base and wall units with work surfaces incorporating a stainless steel sink. There is an electric oven, gas hob and extractor hood above, plumbed space for an automatic washing machine and space for a dishwasher. There is a walk-in storage cupboard housing the electric meter, tiled floor and a radiator.

BEDROOM 1:

Approx. 8'7 x 12'2. Front facing bedroom with a radiator.



BEDROOM 2:

Approx. 9'9 x 10'9. Front facing bedroom with a walk-in shelved and hanging wardrobe, a second walk-in cupboard housing the gas central heating boiler and access into the loft. (5'10 x 6'6), wood effect laminate flooring and a radiator.

BEDROOM 3:

Approx. 10'7 x 11'5. Rear facing spacious bedroom with laminate flooring and a radiator.

BATHROOM:

Approx. 7'9 x 7'3. Rear facing Velux window with a 3 piece white suite with an over the bath electric shower, tiled floor, bathroom fitments and a radiator.



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.

Connelly & Yeoman
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