

Connelly Yeoman



**FLAT 2 HILL TERRACE
ARBROATH DD11 1AH**

**SECOND FLOOR
APARTMENT**



- Second Floor Penthouse Apartment forming the upper floor of a stone building
 - Located in a popular, central area of Arbroath with most amenities closeby
- Bright and spacious accommodation, Gas fired central heating, Double glazing
- Garage accessed via Academy Lane, Stone Store, private rear patio garden area



OFFERS OVER
£125,000

Property Description

This most impressive, bright and airy three bedroomed SECOND FLOOR APARTMENT forms the upper penthouse floor of a traditional stone-built building and is ideally situated within a popular, central area of the town of Arbroath, within easy reach of all central amenities and services, including the High Street shops, Health Centre, the Webster Theatre and of course the lovely coastal and seascape areas of the town. This bright and spacious Apartment is presented in "walk-in" condition and benefits from Gas fired central heating and Double glazing. Internal decor is fresh and neutral colour schemes, with modern fittings and finishes and wood-effect flooring. Externally, the Apartment has a Garage which is accessed via Academy Lane. To the rear of the building, there is an outside stone Store and an exclusive area of garden for the Apartment, all neatly laid to patio and a further area of mutual drying area, all well tended to and with mature shrubs, etc. Overall, this property would suit a variety of buyers and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, 3 BEDROOMS, SHOWER ROOM, KITCHEN, LOUNGE. GARAGE AND STORE

From Hill Terrace there is an integral, mutual close and enclosed stairwell (with carpeting) leading up to the property, with window on the landing area.

ENTRANCE HALLWAY: Enter via an attractive double glazed entrance door into the Hallway, with wood-effect flooring. Feature glass panelled wall area with obscure glass. Inset ceiling downlights. CH Radiator.

BEDROOM 3: Approx. 14'11 x 7'. This room is presently used as a Home Office/Craft room but would make an ideal third Bedroom. Large window overlooking the rear of the property. CH Radiator.

BEDROOM 2: Approx. 16'6 x 12. A generously proportioned second Bedroom, with a front-facing window offering spectacular rooftop views out towards the sea/coastal area and beyond towards the Fife coast.

BEDROOM 1: Approx. 12'3 x 11'6. Another generously proportioned main Bedroom, with a front-facing window. Built-in quadruple wardrobes with sliding mirror front doors, offering excellent storage space. Neutral decor and feature wall. CH Radiator.



SHOWER ROOM: Approx. 8'1 (into the shower area) x 6'7. Two piece white bathroom suite. Walk-in shower area with a black rainhead shower fitment and black fitments. Attractive sky blue colour brick-effect wall tiling in the shower area. Wash-hand basin with dark wood-effect vanity below with storage drawers. Wet wall panel finish. Contemporary black wall mounted towel rail CH Radiator. Tiled floor. Large window allows ample natural light into this room.

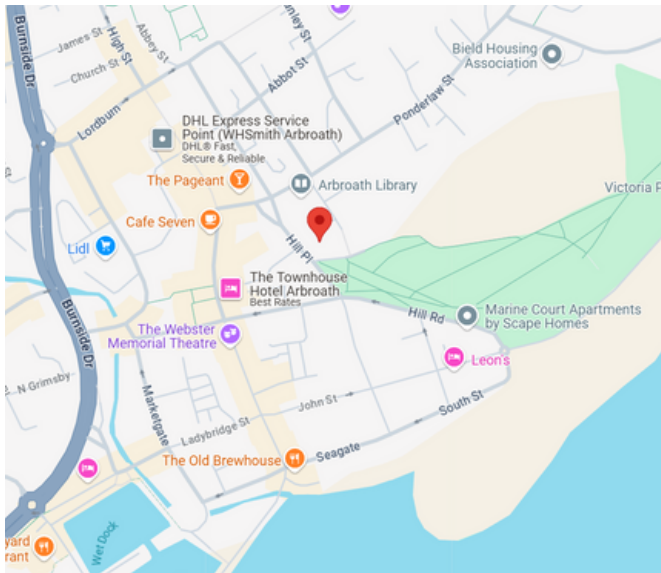
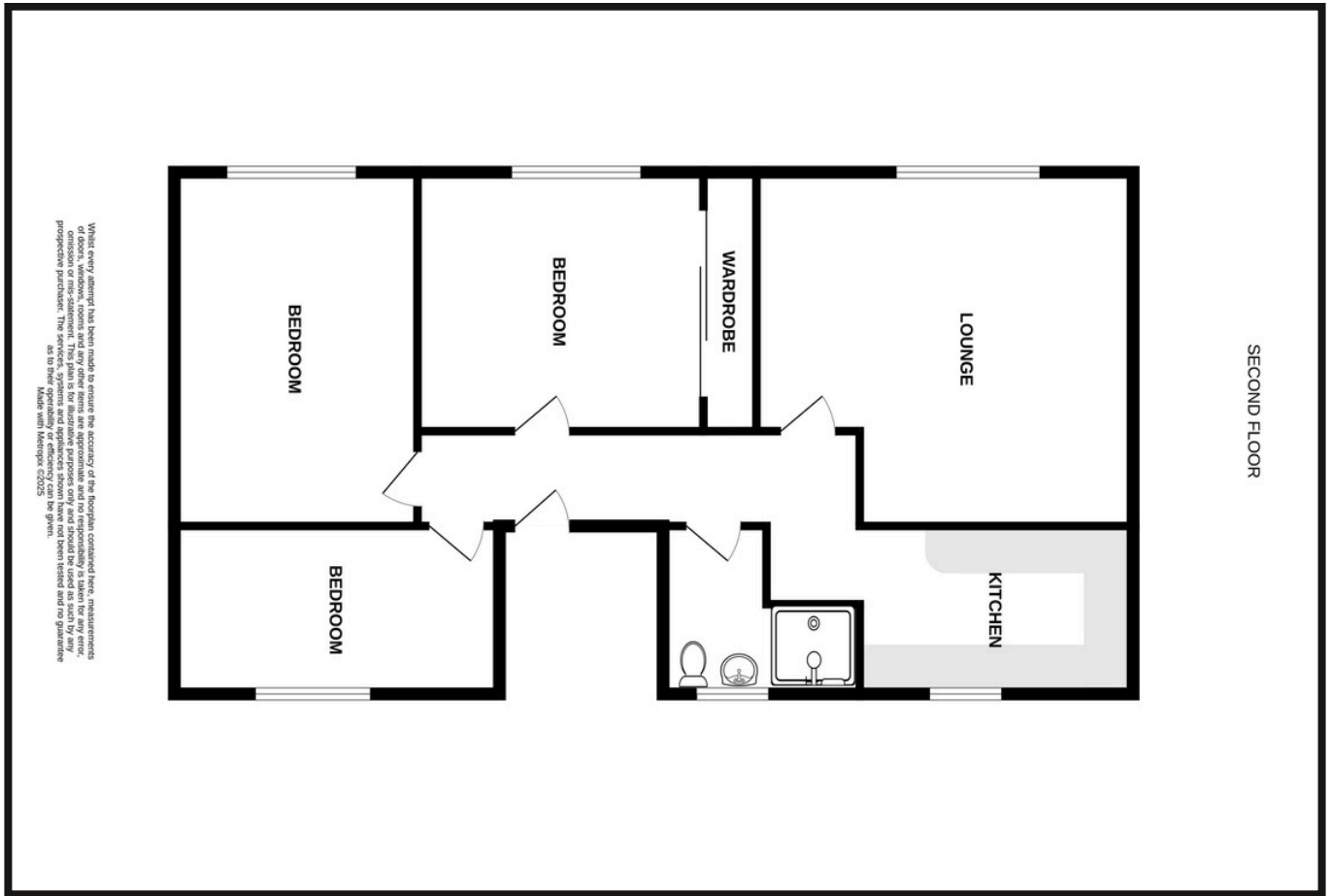
From the Hallway opening into the Kitchen, with wood-effect flooring into the Kitchen.

KITCHEN: Approx. 11'10 x 7'6. A modern, contemporary Kitchen fitted with a good range of base and wall mounted units, melamine worktop surfaces with rounded edges and moulding into the sink and drainer. Samsung Induction Hob, extractor above, Electric Oven below. Integrated Fridge/Freezer. Plumbing and space for an automatic washing machine. Inset ceiling spotlights. CH Radiator. Window overlooking the rear garden area.

LOUNGE: Approx. 16'4 x 11'10 The wood-effect flooring is continued into the Lounge, where there is a large, front-facing window offering superb sea and coastal views. Inset ceiling downlights adding to the "mood" lighting. Ceiling coving. Neutral decor. Ample space for furniture settings. CH 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.

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