



**2c JAMIESON STREET  
ARBROATH DD11 2AZ**

**TOP FLOOR  
APARTMENT**



- Well presented, bright and spacious Top Floor Apartment
- Located in a popular residential area close to the town centre and West Port area
- Gas Fired Central Heating and Double Glazing, Neutral decor, modern fittings
- Mutual rear garden area with small patio and private Outhouse/Cellar



OFFERS OVER  
**£65,000**



# Property Description

This attractive, bright and airy, two Bedroom TOP FLOOR APARTMENT is ideally situated within a popular residential area close to the town centre and West Port areas of Arbroath, and forms the top floor of a small block of similar flatted properties. The property has been well maintained, is in good decorative order and offers spacious accommodation with the benefits of Gas fired central heating and Double Glazing. On entering into the Apartment there is a lovely double aspect, open plan Lounge, Dining and Kitchen area, two good-sized Bedrooms (the main Bedroom has fitted wardrobes) and an attractive Shower Room. Externally, to the rear of the block is a mutual garden laid out in lawn with borders of shrubs and flowers, a small patio area for outdoor seating and access to an outbuilding Cellar which is private to the Apartment. Overall, this well presented Apartment would suit a variety of buyers, making an ideal First Time Buy, and early viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING: ENTRANCE STAIRCASE, SHOWER ROOM, 2 BEDROOMS, OPEN PLAN LOUNGE, DINING & KITCHEN AREA.**

**ENTRANCE STAIRCASE:** Entrance door and the original wooden staircase with carpet runner leading up to the Apartment and onto the landing area with access to the rooms. There is a built-in storage cupboard housing the Gas central heating boiler and with space for further household items (hoover, etc).

**SHOWER ROOM:** Approx. 6'2 x 5'4. Comprising a two piece white bathroom suite and a separate shower enclosure with an Electric power shower. Chrome heated CH towel rail. Built-in storage cupboard into the eaves space. Velux roof window.

**BEDROOM 1:** Approx. 14'2 x 15'. A lovely bright and spacious main Bedroom, with a rear-facing dormer window and a full wall of built-in wardrobes and a built-in dressing table/desk area. Fitted carpeting. CH Radiator.

**BEDROOM 2:** Approx. 11' x 14'10. Another good-sized second Bedroom, with a front-facing bay window. Fitted carpeting. CH Radiator.





**OPEN PLAN LOUNGE, DINING & KITCHEN AREAS:** This contemporary living, dining and kitchen area is all open plan.

The Lounge area measures approx. 13'8 x 18'6. A lovely bright room, having a large, rear-facing dormer window. Fitted carpeting. CH Radiator.

Dining & Kitchen area measures approx. 18'5 x 11'1. Another bright area with a front-facing bay window and has ample space for dining table and chairs, with wood-effect flooring continued into the kitchen area. The Kitchen is fitted with a range of base and wall mounted storage units, co-ordinating worktop surfaces, stainless steel sinktop and mixer tap. Velux roof windows allow ample natural light into this space. **Built-in Electric Oven, 4 burner Electric Hob with concealed extractor above. Integrated Automatic Washing Machine, under-counter Fridge and Freezer, all included in the sale.**

**GARDEN:** Mutual rear garden area laid out in lawn area with flower borders, small patio area for outdoor seating, clothes poles, and access to a private Cellar for storage.



# Property Professionals

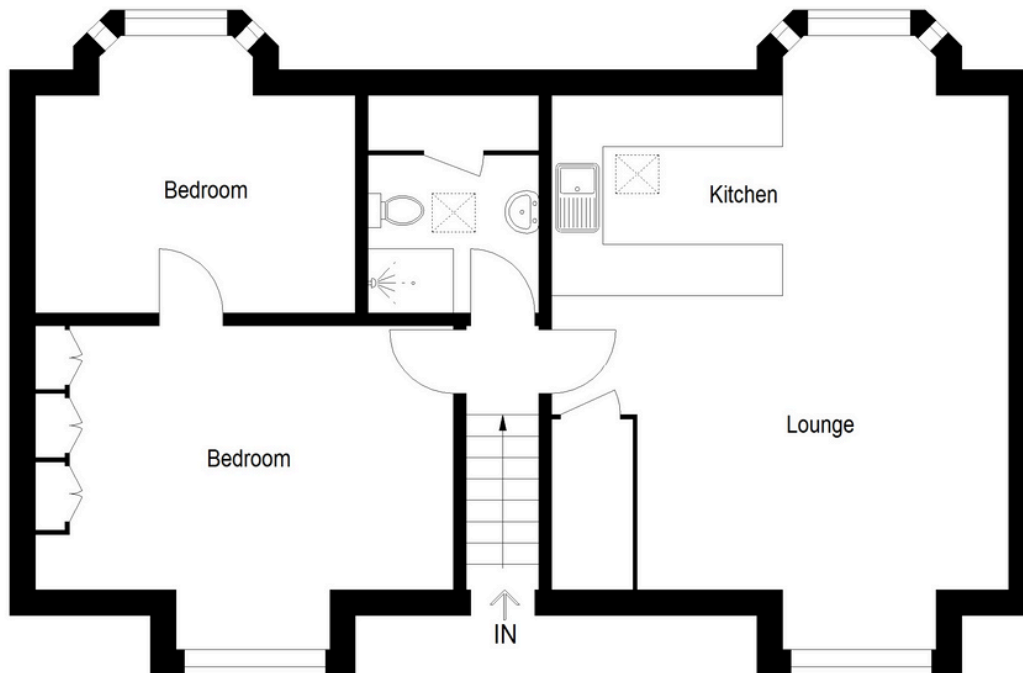
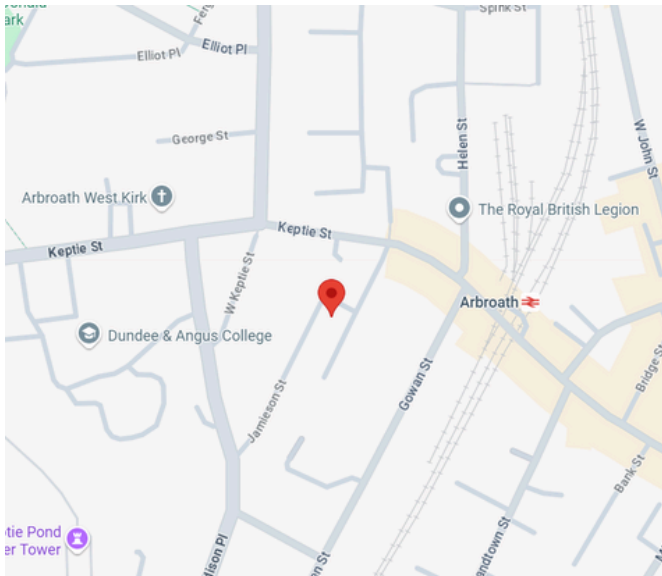


Illustration For Identification Purposes Only.  
Not To Scale (ID1226373 / Ref:91044)



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**

**tspc**

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100  
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347  
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA