



48 HIGH STREET, ARBROATH, DD11 1AW

GROUND FLOOR FLAT



- **Spacious Ground Floor Flat**
- **Within a popular residential area at the 'Fit o' the Toon'**
 - **Gas Central Heating and Double Glazing**
- **Mutual Drying Green with Residential Parking & Private Outhouse**



**OFFERS OVER
£85,000**

Property Description

This most impressive, bright and airy two bedroom GROUND FLOOR FLAT is ideally situated in the town centre close to restaurants, cafes, costal walks and the harbour area known as the 'Fit o' the toon'. The property has been well maintained, enjoys the benefit of Gas central heating, double glazing and comprises of a spacious open plan lounge/kitchen, 2 bedrooms, a bathroom with separate walk in shower and utility space. To the rear of the property a mutual garden drying area with private outhouse and a parking area for residents.

ACCOMMODATION: OPEN PLAN LOUNGE/KITCHEN, 2 BEDROOMS, BATHROOM, UTILITY AREA

ENTRANCE HALLWAY:

Communal entry with a door leading to the back garden. Through the front door into a carpeted hallway.

OPEN PLAN LOUNGE/KITCHEN:

Approx. 11'7 x 18'4. The good sized lounge area is carpeted and has a window overlooking the rear garden. The kitchen area has a rear facing window and is fitted with a range of base, wall units and display cabinets with coordinating work surfaces with stainless steel sink and mixer tap, electric oven, 4 burner electric hob with extractor hood and space for a fridge freezer. A breakfast bar offers space for casual dining.

REAR HALLWAY/UTILITY:

Approx. 6'1 x 6'3. With worktops, shelving and hanging space and plumbed space for washing machine and tumble dryer and finished with wood effect flooring.



BEDROOM 1:

Approx. 10'7 x 13'5. A front facing room with storage under the window, a recessed area and traditional features. Laminate flooring.

BEDROOM 2:

Approx. 13'7 x 6'4. A single room with front facing window and fully carpeted

BATHROOM:

Approx. 12'10 x 6'11. This bathroom with separate shower is fitted with a 3-piece suite with tap to shower fitment over the bath, chrome towel rail and tile flooring. The walk-in wet room shower enclosure is lined in Wet Wall with mains power shower, extractor fan, down lights. Side facing opaque window and a good size storage cupboard with shelving housing the central heating boiler.

GARDEN/PARKING:

shared between the 5 flats mainly laid to lawn with drying area and a private outhouse. There is car parking for residents to the rear of the property also.



Property Professionals

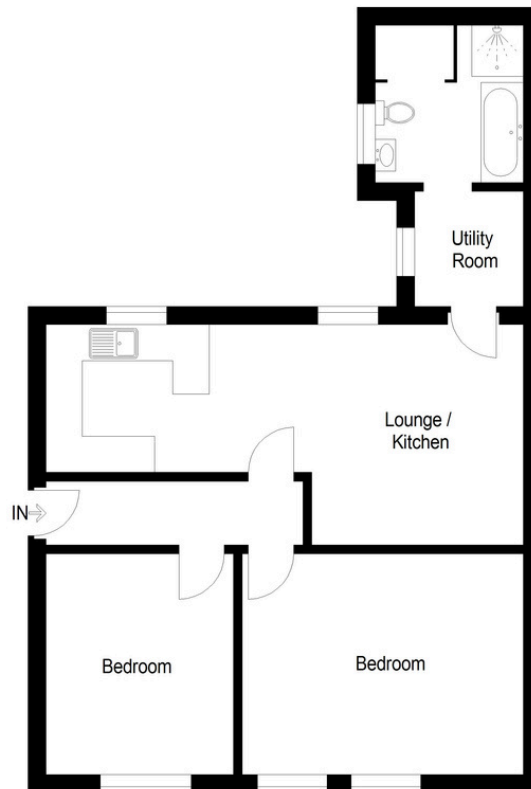
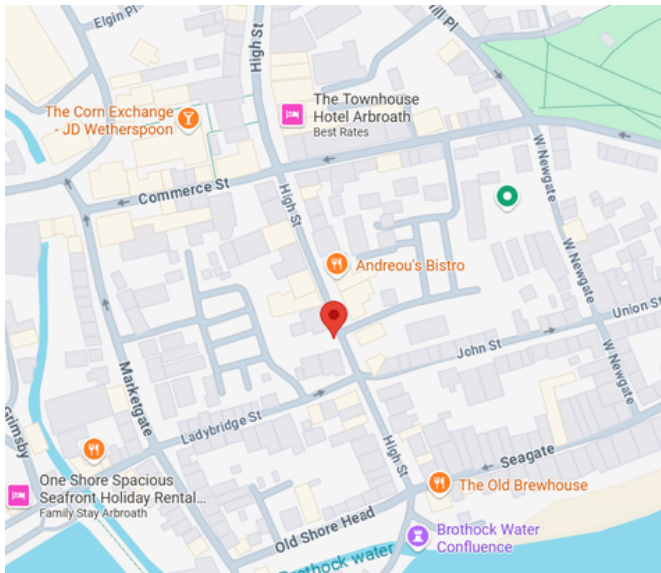


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