

Connelly Yeoman



**34 HIGH STREET
ARBROATH DD11 1AW**

**GROUND FLOOR
FLAT**



- Well presented Ground Floor Flat forming part of stone-built building
- An ideal location just minutes from the High Street shops and the seafront areas
 - Gas Fired Central Heating and Double Glazed Windows
- Well maintained mutual entry close, rear Courtyard area, parking to the rear



OFFERS OVER
£58,000

Property Description

This attractive and well presented GROUND FLOOR FLAT forms part of a substantial stone-built building located right in the very heart of the town, very convenient for the High Street shops and just minutes' walk from the lovely seafront areas including "Dangerpoint". Whilst perhaps benefitting from some upgrading now, the Flat offers well proportioned room, has Gas fired central heating and Double glazed windows. Externally, there is a well maintained entrance close into the Flat and then through to the rear courtyard area. Overall, the Flat represents an ideal First Time Buy, or maybe a great "bolt hole" property, with the varied amenities of Arbroath within easy reach.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BATHROOM, KITCHEN, BEDROOM, LOUNGE.

ENTRANCE HALLWAY: Mutual entrance close into the Flat. Substantial entrance door into the Hallway. In the Hallway there is laminate wood-effect flooring. The rooms all have high ceilings and the internal original doors have been retained, with glazed top panels.

BATHROOM: Approx. 12'3 x 5'4. Comprising a three piece bathroom suite with partial wall tiling. There is an Electric shower over the bath. Large built-in linen cupboard provides good storage. Chrome wall mounted Electric towel rail. Large double glazed opaque window with a deep sill for display.

NB both the electric and gas meters are to be changed to a Smart Meter and this will be attended to by the owner prior to any sale. The Gas boiler will also be serviced.

KITCHEN: Approx. 14'1 x 7'8. The Kitchen is a good size and is fitted with a range of white coloured base and wall mounted units, worktop surfaces and tiled splashback. Stainless steel sink and drainer. Built-in Gas Hob, Oven below and an extractor above the hob. Plumbing and space for an automatic washing machine. Further under-counter space for a fridge and space for a small table and chairs. Gas central heating boiler is located here. Wood-effect flooring. Large front-facing double glazed window (onto the street).



BEDROOM: Approx. 13' x 12'6". A spacious double Bedroom, with two rear-facing double glazed windows, high ceilings with ceiling cornice, recessed display arch area and built-in triple wardrobes with mirror doors. Fresh fitted carpeting. CH Radiator.

LOUNGE: Approx. 12'4 x 11'5". This is another spacious room, with high ceilings and ornate ceiling cornice retained, and a large front-facing double glazed window allows for ample natural light. Focal point fire surround in white wood with an Electric fire, marble inlay and hearth. Neutral decor and fresh carpeting. CH Radiator.

EXTERNALLY: There is a well maintained entrance close into the Flat and then through to the rear of the building where there is a concrete courtyard area, shared by the other 5 Flats in the block. Timber Shed.

There is residents' parking to the rear.

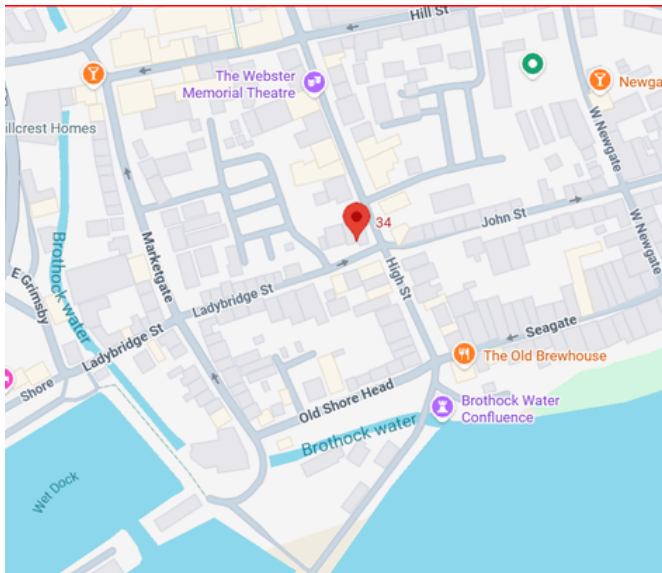


Property Professionals

GROUND FLOOR
51.0 sq.m. approx.



TOTAL FLOOR AREA: 51.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan clicker



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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