

# Connelly Yeoman

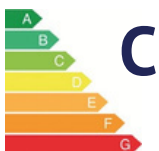


265A HIGH STREET, ARBROATH, DD11 1EE

FIRST FLOOR APARTMENT



- Set in the town centre close to popular schools and shops
- An immaculately presented apartment of generous proportions
- Recently renovated, decorated in neutral tones with new floor coverings
  - Shared outside area to the rear



OFFERS OVER  
**£135,000**

# Property Description

This recently renovated FIRST FLOOR FLAT is located in the heart of the town within easy reach of all amenities and services, including local shops, national supermarkets, cafes, bakeries, public houses, schooling at primary and secondary levels and Angus College campus. Leisure opportunities can be found at Keptie Pond, sports centres, the marina and working harbour, beachfront parks and coastal walks. The property offers deceptively spacious accommodation and has been recently decorated and new floor coverings laid and benefits from Gas fired central heating and Double glazing. Internally, on entering into the property there is an inner hallway which leads to a family bathroom, a lovely large open plan lounge/kitchen and three bedrooms.

**ACCOMMODATION COMPRISING: OPEN PLAN LOUNGE/KITCHEN, BATHROOM, THREE BEDROOMS**

## **ENTRANCE HALLWAY:**

Enter through the main door into an internal hallway a shared door leads into the rear garden area. The internal staircase leads to the main door to the flat. The apartment has an inner hallway with grey wood effect flooring throughout, downlights, smoke alarms and sprinkler system.

## **BATHROOM:**

Approx. 6'9 x 8'9. A three piece white suite with a tap to shower fitment over the bath, wash hand basin set in a vanity unit with storage below. Tiling to the bath area and floor, chrome heated towel rail and downlights.

## **OPEN PLAN LOUNGE/KITCHEN:**

Approx. 24' x 14'6. A lovely large space with two front facing windows with storage underneath, high ceilings, wood effect flooring to the lounge area, downlights. Great size kitchen fitted with a range of base and wall units with coordinating work surfaces, stainless steel sink with mixer tap, electric oven, 4-burner electric hob with extractor hood above, plumbed space for white goods. The boiler is housed in a cupboard on the wall.



**BEDROOM 1:**

Approx. 14'5 x 11'. With two front facing windows this is a lovely bright room with neutral decor and new carpet.

**BEDROOM 2:**

Approx. 11' x 12'6. Front facing window, fresh neutral decor and carpeted.

**BEDROOM 3:**

Approx. 10'7 x 9'8. Rear facing window with neutral decor and carpeted.



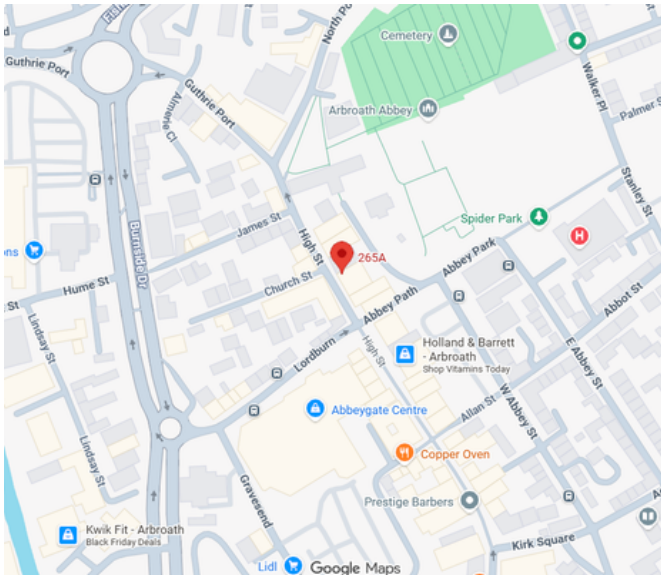
# Property Professionals

FIRST FLOOR  
83.0 sq.m. approx.



TOTAL FLOOR AREA : 83.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**tspc**

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