

Connelly Yeoman



51 SEAGATE, ARBROATH, DD11 1BJ

GROUND FLOOR APARTMENT



- Beachfront location
- Uninterrupted North Sea Views
- Underfloor Heating and Double Glazing
- Private Parking Space



OFFERS OVER
£190,000

Property Description

Seldom on the market and with uninterrupted North Sea views this GROUND FLOOR APARTMENT can be found at the enviable beachfront location at The Fit O' The Toon. The town centre with local amenities, shops and schools are close by and beautiful beach and cliff top walks are on your doorstep. This generously proportioned accommodation comprises of an Open Plan kitchen/lounge with access to a decked balcony offering stunning sea views. Two double bedrooms, the master bedroom also has access to the decked patio area and a modern shower room. Underfloor heating throughout with tiled flooring, oak internal doors, double glazing and a private parking space.

ACCOMMODATION: OPEN PLAN KITCHEN/LOUNGE, TWO DOUBLE BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY: 4' x 9'10. With ample storage a high level cupboard houses the Electric meter and a further walk-in drying cupboard, where the gas central heating boiler is situated, has shelving and hanging space.

OPEN PLAN LOUNGE/KITCHEN:

Approx. 22'1 x 18'3. This apartment offers spectacular uninterrupted views over the North Sea, double French doors framed with side glass panels lead out to a decked balcony area. The kitchen has lots of storage space incorporating grey wood grain affect units with a modern work surface and wall mounted units, two of which have glass panelling. Brick effect tiling in a taupe colour complement the grey perfectly and are highlighted with under unit lights. Gas hob with extractor above, Electric oven, integrated dishwasher, fridge/freezer and washing machine. A breakfast bar offers a casual dining space.

BEDROOM 1:

Approx. 13'4 x 11'3. Decorated in neutral tones this lovely room has French doors leading out onto the decked balcony and a further window, built in wardrobes with sliding mirror doors.



BEDROOM 2:

Approx. 12'6 x 9'5. Overlooking the front of the property this room has neutral decor and built in wardrobes with mirror sliding doors.

SHOWER ROOM:

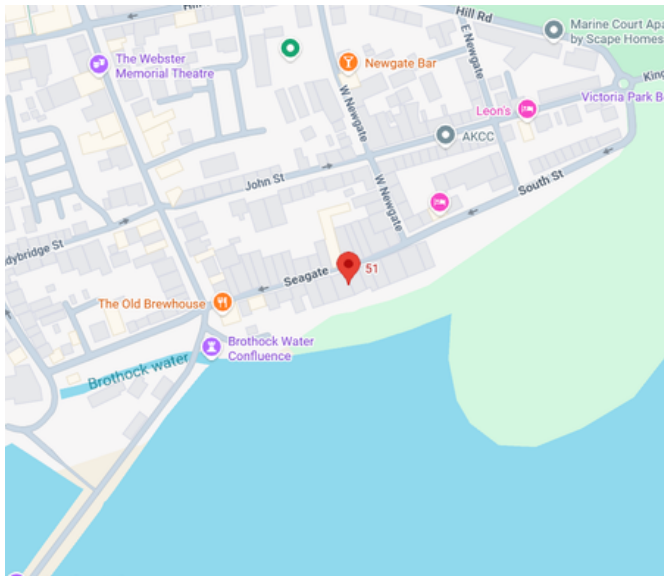
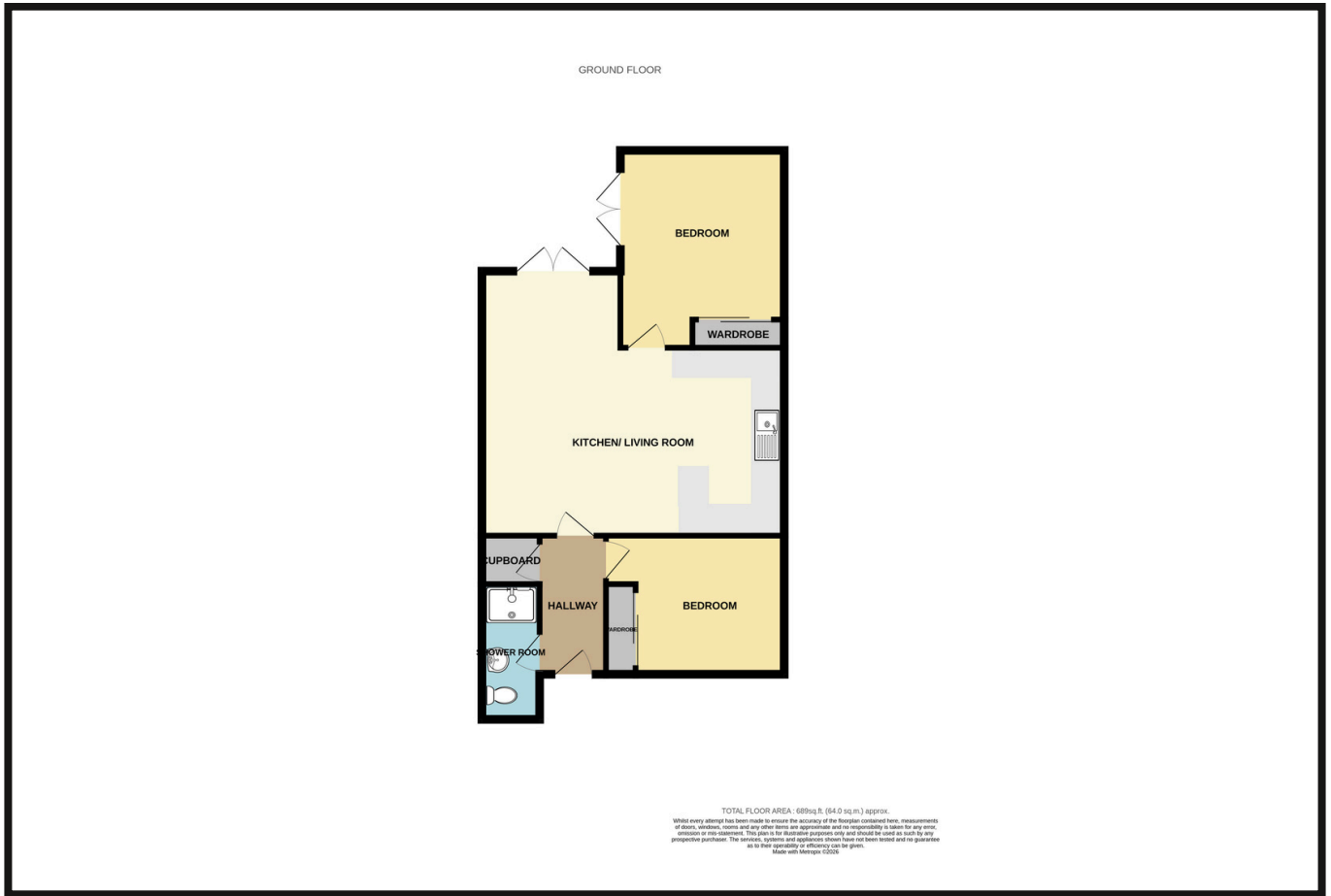
Approx. 10'4 x 5'2. Decorated in modern neutral tones with a two piece white suite incorporating a large modern wash hand basin, a recessed display shelf with a mirror and downlights, the shower cubicle is lined in Wet Wall. There is under floor heating and an electric towel rail.

OUTSIDE SPACE:

This apartment has a private allocated parking space and further visitor parking spaces. Bin storage and an understairs storage cupboard.



Property Professionals



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