



**18 SEAGATE
ARBROATH DD11 1BJ**

**GROUND FLOOR
FLAT**



- Well presented Ground Floor Flat located in the “Fit o’ the Toon”
- An ideal central location close to Arbroath’s many amenities and seafront area
- Electric Storage Heating and Double Glazing, Allocated Car parking space to the rear
- Paved patio area to the front, rear garden laid out for easy maintenance



OFFERS OVER
£100,000

Property Description

This attractive, bright and airy, two bedroom GROUND FLOOR APARTMENT is ideally situated within the popular, central area of Arbroath known locally as the "Fit o' the Toon", close to most central amenities and services and within a stone's throw of the sea-front and harbour/marina areas of the town. The property offers well proportioned accommodation and benefits from Electric Heating and Double glazing. Externally, entering to the front of the property there is a small paved patio, bounded by a low level wall, an ideal spot for enjoying the sunny, south-facing aspect. The rear garden area is laid out in stone-chips, paved patio area and boundary wall. There is also allocated car parking to the rear of the building. Overall, this property represents an ideal First Time Buy, or perhaps Airbnb potential or investment purchase, and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, LOUNGE & DINING, GALLEY-STYLE KITCHEN, 2 BEDROOMS, BATHROOM.

ENTRANCE VESTIBULE & HALLWAY: Entering into the front of the property via the double glazed entrance door into the Vestibule, which has tiled-effect flooring and there is a glazed internal door leading into the Hallway. In the hallway there is laminate wood-effect flooring, a built-in storage cupboard with shelving and lighting (ideal for storing household items). A glazed panel door leads off the Hallway into the Lounge.

LOUNGE: Approx. 9'6 x 16'1. A lovely bright and airy room, with a front-facing window. There is ample space in this room to accommodate a dining table and chairs. Laminate wood-effect flooring is continued through from the Hallway. Electric storage heater. A glass panelled door leads off the Lounge into the Kitchen.

GALLEY-STYLE KITCHEN: Approx. 5'10 x 14'7. A galley-style Kitchen which has fitted base, wall mounted storage and display units, co-ordinating worktop surfaces, splashback wall tiling and stainless steel sink with mixer tap. There is a front-facing window. A free-standing Electric Cooker with 4 burner hob and concealed extractor hood above. Built-in storage cupboard (with shelving) and housing the water tank. Plumbing and space for an automatic washing machine and space for a fridge/freezer (these items can be included in the sale but NO WARRANTIES GIVEN THEREON).



BEDROOM 2: Approx. 7'2 x 14'6. An ideal second Bedroom, with a rear-facing window, fitted carpeting and a built-in wardrobe with shelving/hanging space. Wall mounted electric storage heater

BATHROOM: Approx. 5'9 x 7'. The bathroom is fitted with a three piece white bathroom suite, comprising a wash-hand basin, WC., and a bath with an Electric power shower over the bath. Wet wall panel finish and Parador-style lined ceiling. Tiled floor. Wall mounted heated towel rail. Extractor fan.

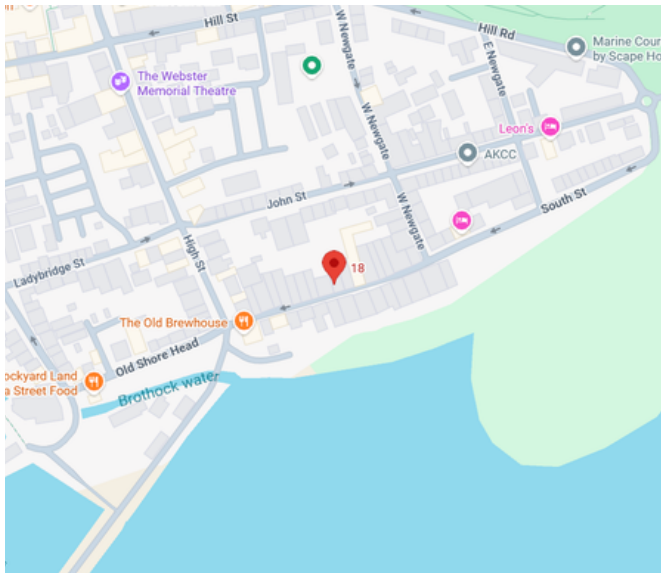
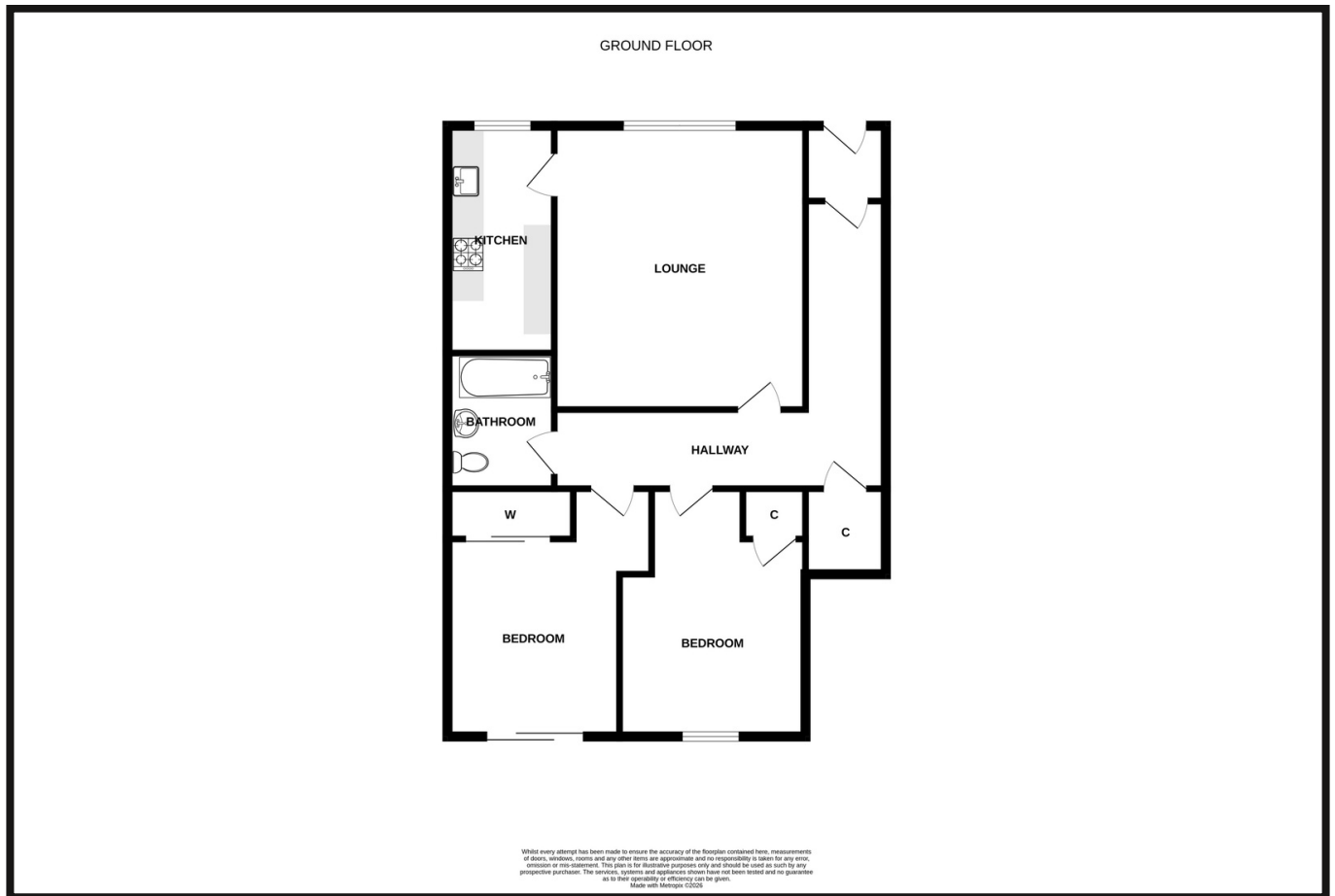
BEDROOM 1: Approx. 8'4 x 14'6. This is the main Bedroom which has a rear-facing window, fitted carpeting and a built-in wardrobe with sliding mirror doors. Wall mounted electric storage heater. Feature sliding Patio door leads out into the rear garden, with steps down into the garden.

GARDENS: Front paved patio area entering into the property to catch the morning sun. Rear garden area laid out in stone-chips with a paved patio area to catch the evening sun and a timber Shed is included in the sale. Boundary wall.

There is also allocated car parking to the rear of the building.



Property Professionals



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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