

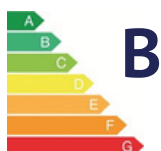


**39 SEAGATE
ARBROATH DD11 1BJ**

**MAISONETTE APARTMENT
FIRST & SECOND FLOORS**



- Spacious and well presented Maisonette Apartment with stunning sea views
- Part of a small select development of similar properties located right on the beachfront
- Gas Fired Central Heating (underfloor heating on first floor) Double Glazing
- Private balcony with stunning sea views, Private car parking space



OFFERS OVER
£240,000

Property Description

Offering stunning sea views, this attractive and very well presented FIRST & UPPER FLOOR APARTMENT is located in a much sought after, small select development of similar properties, located right on the beachfront area of Arbroath within easy reach of central amenities. The Apartment offers spacious and well appointed accommodation over two floors, enjoying the benefits of Gas fired central heating (with underfloor heating on the main first floor) and Double glazing. Internal fittings and finishes are modern and stylish, enhanced with natural wood flooring, internal oak wood veneer panel doors, and modern, tasteful decor throughout. Externally, you enter into the Apartment via a small flight of steps into the main entrance door. The property has it's own private allocated car parking space. Early viewing of this highly sought after property is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, SHOWER ROOM, BEDROOM 2; OPEN PLAN LIVING SPACE & KITCHEN WITH DOORS OUT TO THE BALCONY, DINING ROOM or BEDROOM 3; UPPER FLOOR:- MASTER BEDROOM SUITE

ENTRANCE HALLWAY: A welcoming Hallway area, with access into the Shower Room, Bedroom 2 and into the open plan Living Room and Kitchen space; wooden flooring; Under-floor heating; oak wood veneer internal doors throughout; the attractive staircase with wood balustrade and chrome details lead off up, with a turn on the stairs, to the upper floor.

SHOWER ROOM: Approx. 10'6 x 4'10. Comprising a two piece white bathroom suite - WC and wash-hand basin; large shower cubicle with wet wall panel finish; partial wall tiling; tiled floor; recessed inlay with a large fitted wall mirror, full wall; ceiling downlights over a display shelving area; small window for natural light and ventilation.

BEDROOM 2: Approx. 12'9 (at widest) x 9'6. An ideal guest Bedroom, with a front-facing window; built-in wardrobes with sliding mirror doors; neutral decor.

OPEN PLAN LIVING SPACE & KITCHEN: Approx. 20'3 x 14'1.

This space is modern and well thought out, offering ample space for furniture arrangements; wooden flooring continued through; TV point; ceiling downlights; feature large Double Doors (matching side panels) lead out onto the balcony; the Kitchen area is fitted with a modern range of base, wall and glazed display units in an oak wood veneer finish, complimentary work surfaces in grey and attractively tiled splashbacks; downlights over the sink area; feature large Island, with an Electric Hob and overhead extractor; integrated Dishwasher; Fridge/Freezer; built-in double Ovens; and space for an automatic washing machine.

French doors from the kitchen area lead into the Dining Room (or Bedroom 3 if required).

DINING AREA/BEDROOM 3: Approx. 13'7 x 11' A bright well proportioned room, with a small window; wooden flooring; feature double opening doors lead out onto the private balcony.

PRIVATE OUTSIDE BALCONY: An ideal spot for taking in the breathtaking sea views.



UPPER FLOOR:- Staircase to the upper floor, with a large roof panel window allowing for lots of natural light; access to the Master Suite.

MASTER BEDROOM with EN SUITE: Approx. 22'5 (at longest point) x 11'9 (at widest point). Spacious main Bedroom, tasteful decor with a feature painted wall; three roof windows allow for lots of natural light to floor into the room and offer views out over the sea; wood flooring; feature focal point fireplace, decorative only, with wood surround and tiled inlay; built-in wardrobes offering great storage, two with sliding mirror doors and the other is fully coloured in a green colour palate, modern and stylish; access into the En Suite

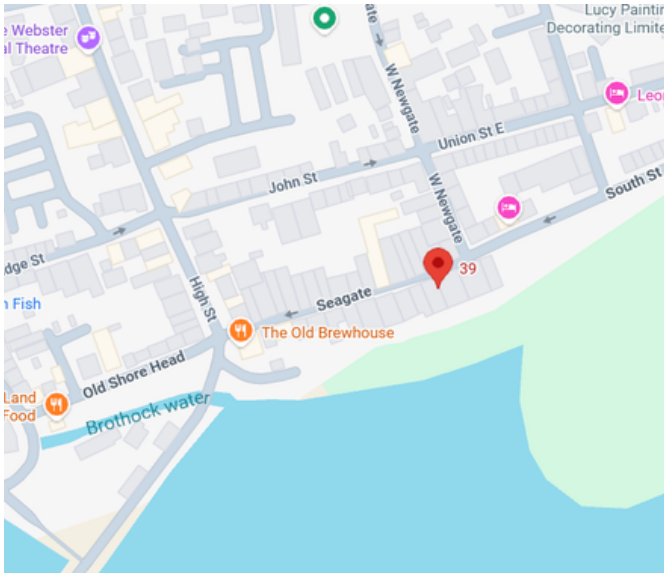
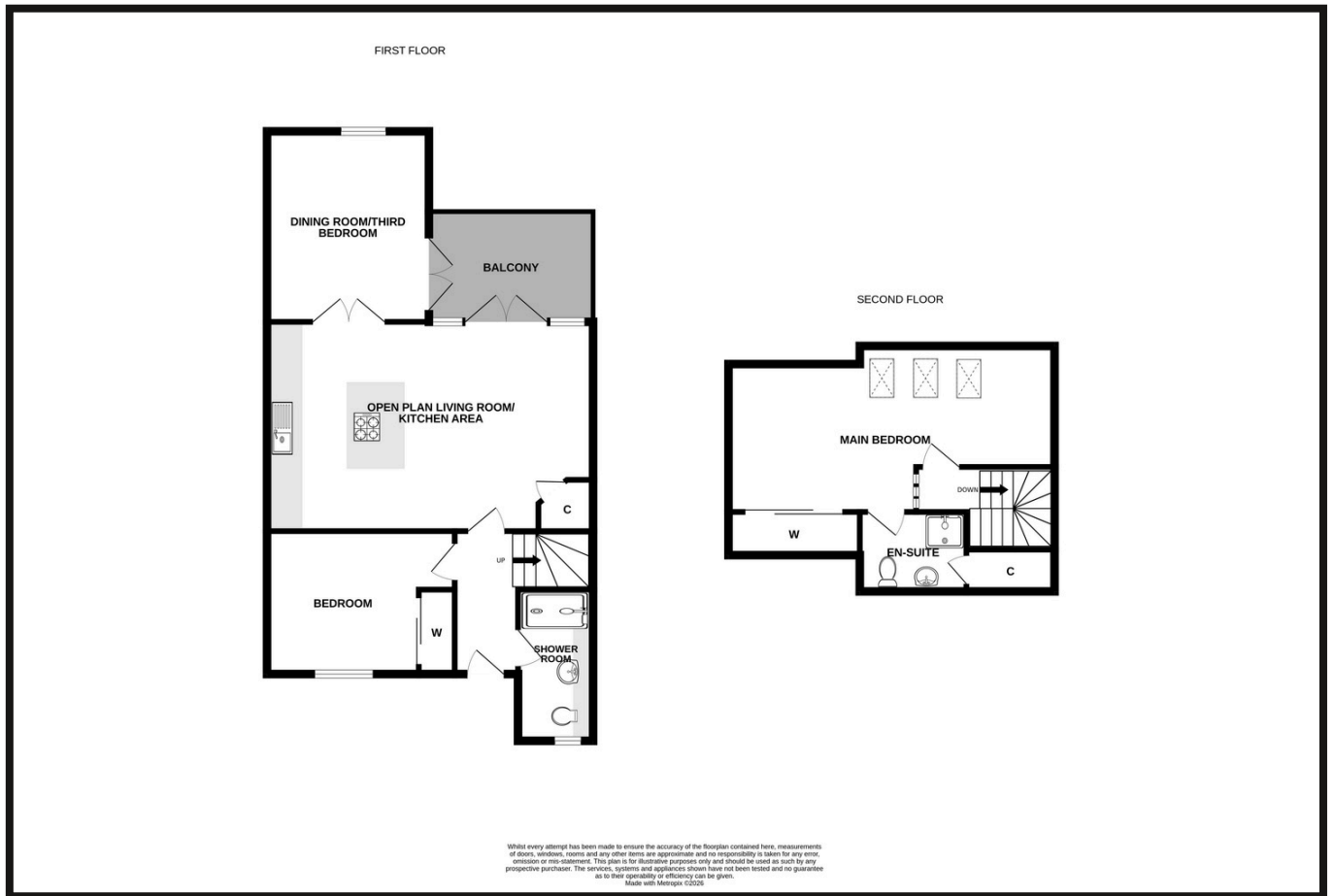
EN SUITE SHOWER ROOM: Approx. 8'3 x 6'7. Comprising a two piece white bathroom suite - large wash-hand basin and WC; large shower cubicle with wet wall panel finish; partial wall tiling; chrome wall mounted CH towel rail; tiled floor; ceiling downlights; Xpelair extractor fan; built-in storage cupboard housing the gas central heating boiler and access through into an eaves area for further storage.

EXTERNALLY: Enter into the Apartment via a small flight of steps into the main entrance door. The property has it's own private allocated car parking space, all mono-block. Bin storage area.





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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