

FLAT 1/2, 48 HIGH STREET, ARBROATH, DD11 1AW



OFFERS AROUND £50,000

This is a most impressive, bright and airy **FIRST FLOOR APARTMENT** which is pleasantly situated within the popular “*Fit O The Toon*” area of the town, close to the Harbour, Marina, Beach, Parkland and other local amenities. The subjects have been maintained and recently decorated to a very high standard with many additional attractive features, including a well appointed Kitchen & modern, recently installed Bathroom. The property enjoys the benefits of Electric Heating and newly fitted Double Glazed Windows. To the rear is a most attractive and well kept communal area of enclosed garden comprising lawn, pathways and a border of colourful shrubs and bushes. There is a Coal Cellar which is exclusive to the property. Access is available at the back of the property which could be used for off street parking, Viewing this home internally is recommended to fully appreciate the property.

ACCOMMODATION

Entrance Hallway, Lounge, Bathroom, Kitchen, Double Bedroom.



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ENTRANCE HALLWAY:

Enter through substantial front entrance door into the spacious welcoming Hallway where all rooms lead off. Large cupboard with shelving.

LOUNGE:

Approx. 14'4" x 12'3". This is an excellent sized Lounge which has a window towards the front of the property. Beautiful original corning and ceiling rose.

KITCHEN:

Approx. 8'5" x 5'10". A feature of this home is the splendid and well-appointed Kitchen which has been generously fitted with both floor and wall mounted units in an Oak colour. Chrome coloured accessories. Ample worktop surfaces. Electric hob and electric oven with Stainless steel extractor chimney. Tiled splashback. Integrated fridge and freezer. Stainless steel sink unit and drainer. Plumbed for automatic washing machine. Window overlooking the front of the property.

BATHROOM:

Approx. 6'5" x 5'8". Nicely presented and recently installed Bathroom with three piece white suite comprising w.c., wash hand basin and bath with shower over and glass screen. This room is fully lined with wetwall and has a parador style ceiling. Extractor.

DOUBLE BEDROOM:

Approx. 13'7" x 12'11". This is a well presented and generously proportioned double bedroom which has a window to the rear of the property. Recessed alcove with shelving.

HEATING:

Electric Heating.

FEATURES:

Newly installed Double Glazed Windows.

OUTSIDE:

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LOCATION:

Travelling from the Harbour into Lady bridge Street. Continue to the junction and turn right into the High Street. No. 48a is situated on the left hand side.

E.P.C. Rating:

C

HOME REPORT:

For further information relating to the condition of the property, viewing the Home Report is recommended.

VIEWING:

By arrangement with Connelly & Yeoman.









Illustration For Identification Purposes Only.
Not To Scale (ID:429310/ Ref:65078)

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.