

Connelly Yeoman



12 WEST PORT, ARBROATH, DD11 1RE

FIRST & SECOND FLOOR
MAISONETTE



Key Features

- Set within a central location close to transport links
- A traditional style spacious maisonette on first and second floor levels
- Gas central heating & Double glazing. • Exclusive Roof Terrace.



FIXED PRICE
£95,000

Property Description

This traditional deceptively spacious FIRST AND SECOND FLOOR MAISONETTE is set within a central residential area of Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway & bus stations and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing with ornate cornicing features and comprises of a hallway, sunroom, lounge, dining area, kitchen, downstairs shower room, four bedrooms and family bathroom. This property requires upgrading but could be an ideal opportunity for a developer. A must see at this exceptionally competitive price.

ACCOMMODATION:

Hallway, Sunroom, Sitting Room/Bedroom 5, Lounge, Dining Area, Kitchen, Shower Room, Four Bedrooms and Family Bathroom.

HALLWAY:

Entry is via a glass panel door into a hallway with a wooden staircase leading to the first floor. Ornate stained glass coloured window and with a radiator.

SUNROOM:

Approx. 6'1' x 9'1'. Double glazed door leading out onto a fully enclosed rooftop patio. Radiator.

SITTING ROOM/BEDROOM:

Approx. 11'3' x 10'5'. Rear facing window looking out onto patio area. Ornate cornice detail. Radiator.

LOUNGE:

Approx. 18'8' x 10'4'. Two front facing double glazed windows. Feature fireplace incorporating a gas fire with wooden fire surround. Ornate cornice detail. Access into dining area.

DINING AREA:

Approx. 19' x 14'. Two front facing double glazed windows, radiator. Access into an inner hallway with understairs storage cupboard.

SHOWER ROOM:

Approx. 5'2' x 7'. Electric shower with vanity unit incorporating wash hand basin and WC.

KITCHEN:

Approx. 10'3' x 10'10'. Rear facing window. Base and wall mounted units with work surfaces incorporating a sink with mixer tap. Integrated fridge-freezer and dishwasher. Electric oven with gas hob. Gas central heating boiler. Radiator.



UPPER HALLWAY:

Providing access to four bedrooms and family bathroom.

BEDROOM 1:

Approx. 11'5' x 20'4'. Front facing with double glazed window. Radiator.

BEDROOM 2:

Approx. 8'7' x 11'. Front facing with double glazed window. Radiator.

BEDROOM 3:

Approx. 10' x 20'. Front facing with double glazed window. Radiator.

BEDROOM 4:

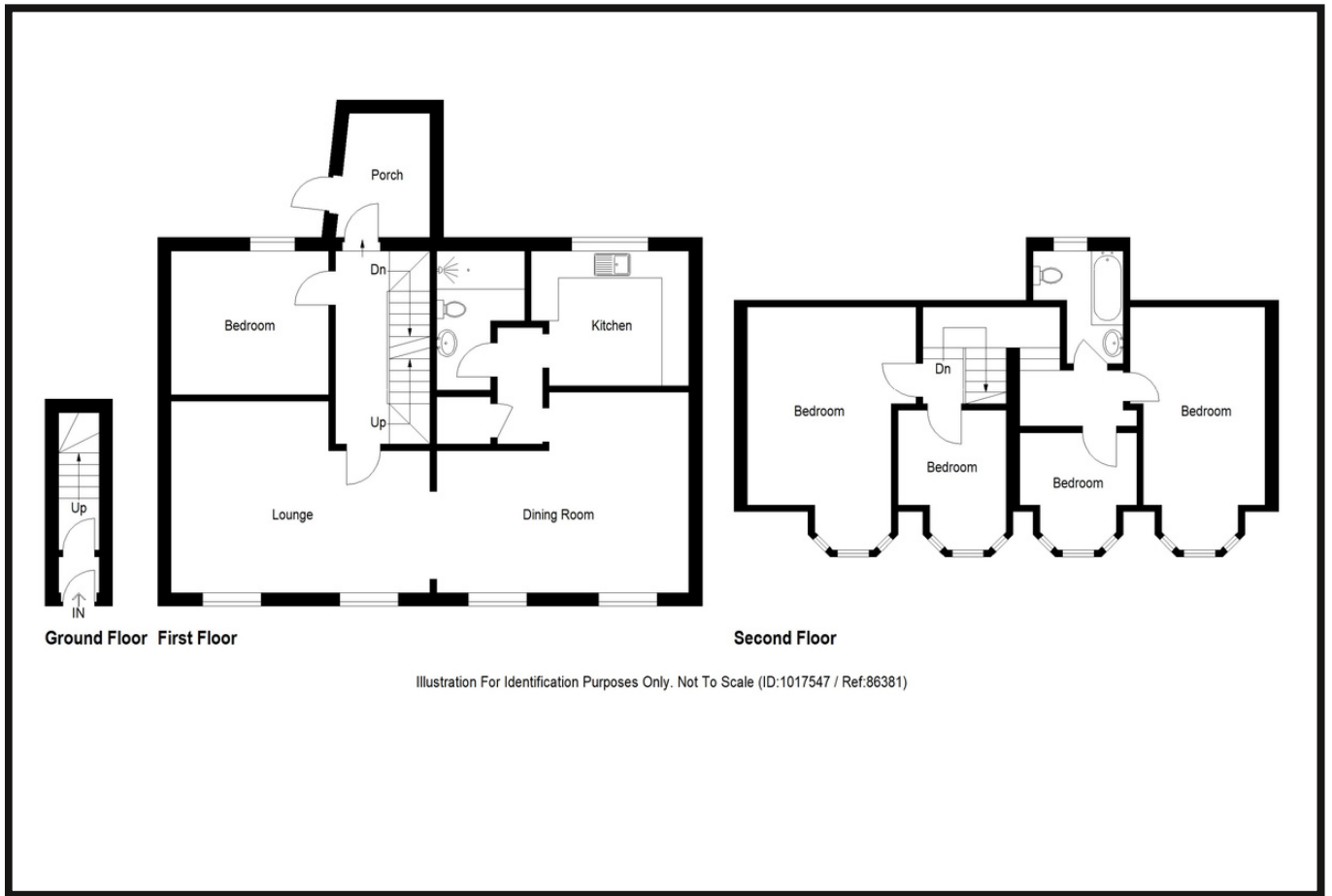
Approx. 8'10' x 10'4'. Front facing with double glazed window. Radiator.

FAMILY BATHROOM:

Approx. 4'3' x 7'10'. Rear facing with double glazed window. Wash hand basin, WC and bath. Radiator.



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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