

Offers Over £120,000

Blackadders








blackadders.co.uk

Flat 2, 7 Braeheid, St. Vigeans,
Arbroath, DD11 4PA



- Ground Floor Apartment
- Gas Central Heating
- Ensuite Shower Room
- Secure Entry System
- Living/Dining Area
- Private Gardens
- Double Glazing
- Kitchen
- Residents Parking
- Double Bedroom

	1
	1
	1
	D
	B



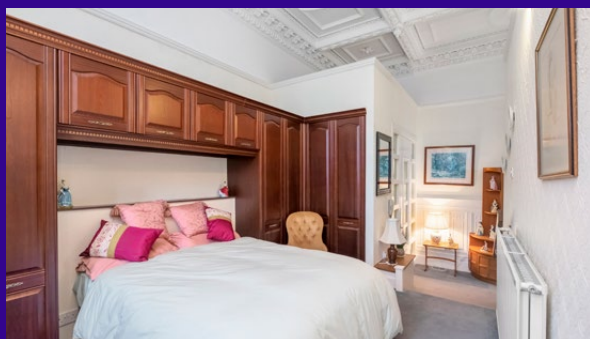
An impressive ground floor apartment which forms part of a B listed divided villa enjoying an enviable open aspect. St. Vigeans lies on the northern edge of Arbroath. The historic town of Arbroath offers major amenities including Supermarkets and recreational facilities. There are good transport links via the rail and bus stations while the A92 connects the cities of Dundee and Aberdeen where further major amenities can be found. Schooling at Primary and Secondary levels can be found within easy reach.



The property is accessed via a secured entry system and also benefits from double glazing and gas central heating. The property boasts outstanding open views beyond the private gardens ground. The open plan accommodation is accessed via a vestibule which leads through to the passageway. The living/dining area takes in superb views via a bay window which incorporate doors that lead out to the private garden ground. The kitchen is fitted with a range of units and enjoys a south

facing aspect. The double bedroom also enjoys a south facing aspect as well as fitted wardrobes. The en suite shower room completes the accommodation.

The charming private gardens ground takes in outstanding views while being laid mainly in paving and stone chips. There is a variety of plants and shrubbery as well as three sheds. Steps lead down to an area laid in stone chips which is well screened by a mature hedge. A residents parking area is available for use.





Ground Floor

Accommodation (measurements are approx)

Living/Dining Area	3.13m x 4.43m	(10'3" x 14'6")
Kitchen	2.05m x 4.03m	(6'9" x 13'3")
Bedroom	2.95m x 3.60m	(9'8" x 11'10")
Shower Room	2.06m x 3.08m	(6'9" x 10'1") at widest points





Aberdeen

6 Bon Accord Square,
Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

property@blackadders.co.uk