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Offers Over £200,000



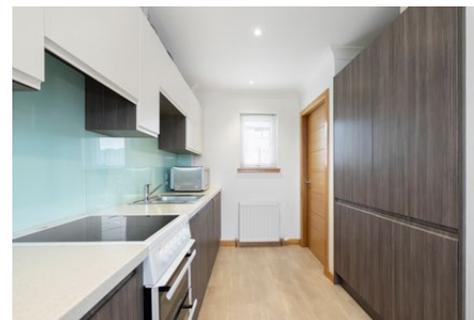
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10 Alexandra Place,
Arbroath, DD11 2BQ



- Ground Floor Apartment
- Sea Views
- Living/Dining Room
- Kitchen
- Utility Room
- 2 Double Bedrooms
- Shower Room
- Triple Glazing
- Gas Central Heating
- Private Parking Space
- Secure Entry System

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An ideally positioned modern ground floor apartment which takes in sea views from an elevated position. The historic seaside town of Arbroath offers a range of shopping and leisure facilities. The A92 also connects Arbroath with the cities of Dundee and Aberdeen while the rail and bus stations are within easy reach making this an ideal commuter base.

The property is accessed by a secured entry system that leads to a shared entrance. The subjects are accessed by both the entrance hall and separately by patio doors. The hallway has a fitted storage cupboard and offers space for a potential study or home working area. The living/dining room is lit by south facing patio doors that lead out to a terrace, all enjoying sea views.





Accommodation (measurements are approx)

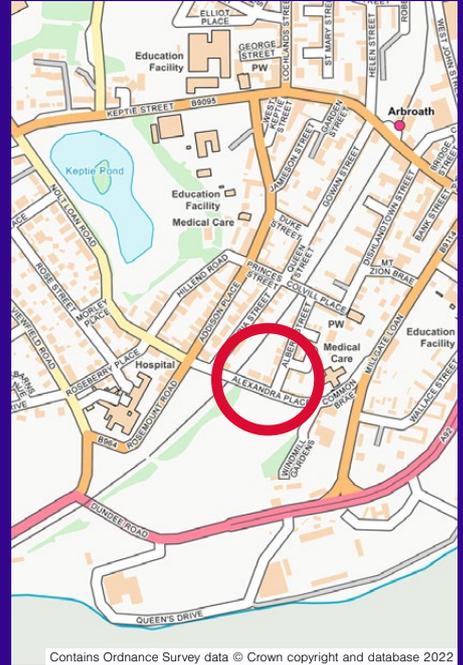
Living/Dining Room	4.06m x 3.93m	(13'4" x 12'11")
Kitchen	5.10m x 1.85m	(16'9" x 6'1")
Utility Room	2.07m x 1.40m	(6'9" x 4'7")
Bedroom 1	4.16m x 3.21m	(13'8" x 10'6")
Bedroom 2	3.58m x 2.82m	(11'9" x 9'3")
Shower Room	2.52m x 2.06m	(8'3" x 6'9")

Open access leads through to the contemporary kitchen which offers a range of fitted units and gives access to the utility room. Two double bedrooms are accessed from the hallway with each bedroom having a fitted double wardrobe. The attractive shower room completes the accommodation.

A private parking space is located to the rear together with a shared visitors parking space.

Triple glazing is complimented by gas central heating.

Please note a factoring charge applies to this property. As at 28th May 2024 the cost for the previous 12 months was £541.12.



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Dundee

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