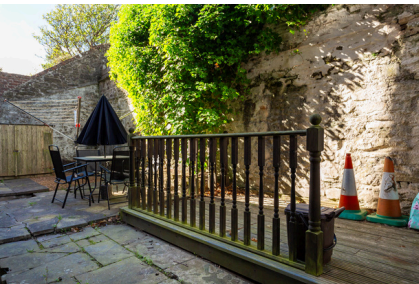


# Connelly Yeoman



2B GAYFIELD, ARBROATH, DD11 1QJ

FIRST FLOOR APARTMENT



## Key Features

- Spacious traditional first floor flat.
- With outstanding views across Gayfield and the North Sea
- Gas Central Heating and Double Glazing.
- Mutual Garden and private outhouse



OFFERS OVER  
**£80,000**

# Property Description

This spacious and traditional 2 bedroom FIRST FLOOR APARTMENT is ideally situated within a desirable residential area with outstanding views across Gayfield and the North Sea beyond. It is close to all local amenities that the Angus coastal town of Arbroath has to offer. The property has been well maintained and modernised with a well equipped fitted kitchen and stylish bathroom with traditional features retained which give character and charm. The property benefits from gas central heating and double glazing, with a private outhouse for additional storage and access to a mutual garden area to the rear.

## ACCOMMODATION:

Lounge, kitchen, 2 double bedrooms and a bathroom.

## ENTRANCE HALLWAY:

Entrance is into a hallway with wood flooring. There is a radiator and cupboard housing the electric meter and fuse box, with shelving for storage.

## LOUNGE:

Approx. 16' x 15'2. A bright and spacious lounge with many original features which include an original shelved alcove, cornicing, a ceiling rose and picture rail. There are window shutters (which do not work) and an outstanding view over towards Gayfield and the sea beyond.

## KITCHEN:

Approx. 12' x 16'8. A front facing kitchen offering the same view over Gayfield and the sea. Fitted with a good range of base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap, integrated fridge and freezer, a stainless steel double oven and a gas hob with extractor hood above. There is plumb space for an automatic washing machine and a cupboard housing the gas boiler, tiled flooring and a radiator. A breakfast seating area also has views towards Gayfield.



**BEDROOM 1:**

Approx. 15'7 x 13'3'. A good sized, rear facing double bedroom with ample room for furnishings and storage above the door. There is also a radiator.

**BEDROOM 2:**

Approx. 12' x 15'6. A second large double bedroom with a rear facing window, cornicing and deep skirting.

**BATHROOM:**

Approx. 12'5 x 5'9. The bathroom has a side facing window for ventilation and light. With modern tiling, a wash hand basin, WC and P shaped bath with over the bath shower, a heated towel rail and bathroom fitments.

**OUTSIDE:**

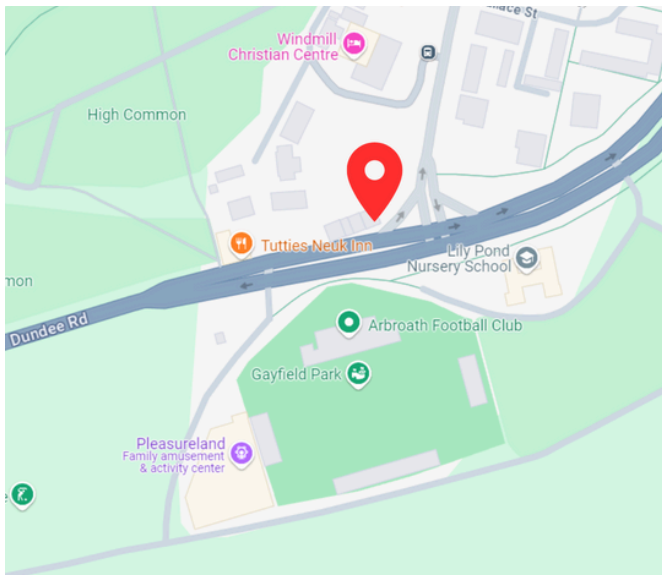
There is access to a private outhouse and to a mutual garden area to the rear.



# Property Professionals



Illustration For Identification Purposes Only.  
Not To Scale (ID1124683 / Ref:89242)



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