

Connelly Yeoman

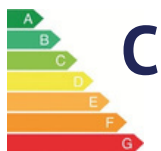


**1 ALEXANDRA PLACE
ARBROATH DD11 2BG**

**TRADITIONAL STONE-BUILT
FIRST FLOOR APARTMENT**



- A spacious and well presented stone-built First Floor Apartment
- Ideally located in a sought after West End residential area enjoying open views
- Traditional features and charm with modern fitments, Neutral decor, Gas Fired Central Heating
 - Private Rear Garden with secluded Patio area and Two Outhouses



OFFERS OVER
£175,000

Property Description

This is a rare opportunity to purchase a traditional, stone-built FIRST FLOOR APARTMENT forming the upper level of a much admired and substantial building, ideally located in a sought after West End area and which enjoys fine open views over parkland and out towards the seafront. The Apartment is located within easy walking distance of the popular West Port area of the town, ideal for the main east coast railway station serving Arbroath and further afield out towards the seafront walkways and Marina areas for lovely walks. The property has been well maintained and decorated, retaining many original character features and charm. There are also the benefits of Gas fired central heating. To the rear of the property is a private garden area, all laid out neatly with artificial turf area, lock-block seating area and Pergola, together with mature shrubs and trees. There are also two useful Outhouses. Overall, this property would suit a variety of purchasers and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE VESTIBULE & STAIRWAY:

UPPER FLOOR:- HALLWAY, KITCHEN, LOUNGE WITH DINING AREA, 2 BEDROOMS AND BATHROOM.

ENTRANCE VESTIBULE AND STAIRWAY: Enter via a substantial entrance door into the attractive and welcoming Vestibule, with tasteful decor. A further internal door leads out to the rear of the property and the stairway leading to the upper floor.

UPPER FLOOR HALLWAY: Enter through a coloured glass door into the Hallway where there is a shelved storage cupboard. CH Radiator.

KITCHEN: Approx. 10'9 x 13'7. A spacious and well appointed kitchen which is fitted with base and wall mounted units, co-ordinating wooden work surfaces incorporating a stainless steel sink with mixer tap. There is a Range-style stainless steel Cooker with double oven, 6 burner gas hob, hotplate and a double-size extractor hood above. Space for an American style Fridge/Freezer. Integrated Dishwasher. Space and plumbing for an automatic washing machine. CH Radiator. A rear-facing window overlooks the garden and surrounding area.

LOUNGE: Approx. 17'4 x 15'5. A generously proportioned main public room, with feature turret window which enjoys an open view over the nearby parkland and out towards the seafront. There are two further windows offering an abundance of natural light into the room. Feature marble fireplace with cast iron inlay and tiled hearth. Decorative ceiling cornice and deep skirting boards. Two CH Radiators.

DINING AREA: Approx. 11'10 x 6'1. A lovely bright area that overlooks the front of the property with a large window. Ceiling cornice. Wooden flooring.



BEDROOM 1: Approx. 10'9 x 14'3. A very bright and spacious double bedroom with a front-facing window offering a fine outlook over the parkland. This is a double shelved and hanging space wardrobe with sliding doors. Ceiling cornice. CH Radiator.

BEDROOM 2: Approx. 15'5 x 9'7. Another spacious bedroom, with a rear-facing window. Shelved alcove. CH Radiator.

SHOWER ROOM: Approx. 10'6 x 5'6. Recently renovated shower room, vanity unit incorporating wash hand basin, wc, double shower with full glass screen. grey modern tiling to floor and complimentary grey tiling to the walls, white parador ceiling with spotlights, stainless steel heated towel rail.

OUTSIDE: A gate leads to the front door. To the rear is a delightful, enclosed garden which is attractively laid out in lawn, trees, shrubs and plantings. Timber Pergola and patio area. There are two Outhouses, one with power. A rear gate leads out from the patio garden onto Addison Place.



Property Professionals

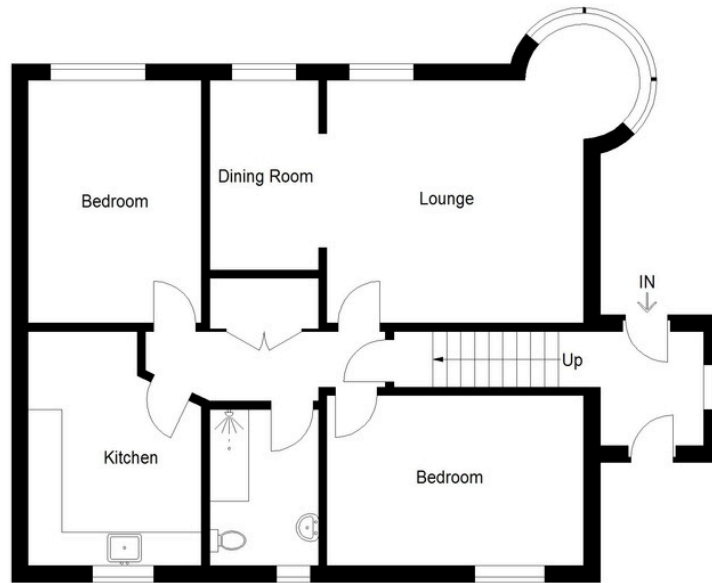
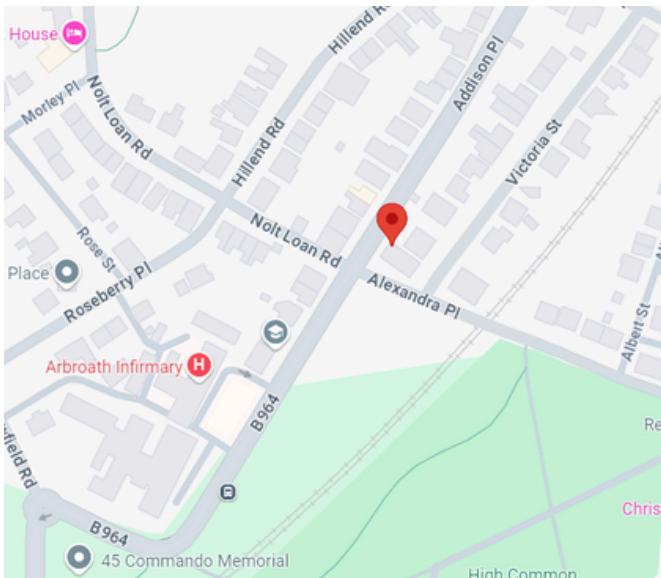


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