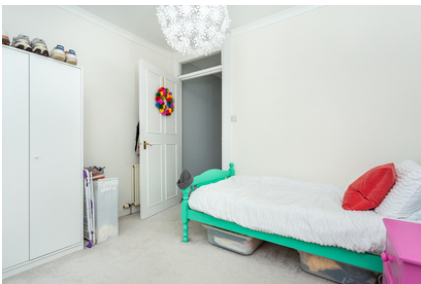


# Connelly Yeoman



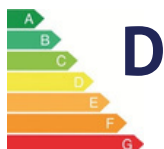
**9A MARKETGATE, ARBROATH, DD11 1AZ**

**FIRST AND SECOND  
FLOOR MAISONETTE**



## Key Features

- Set within a very popular location close to Arbroath Harbour
- A traditional style maisonette with period features
- Gas central heating & Double glazing.
- Exclusive private deck with seating and drying area



OFFERS OVER  
**£125,000**



# Property Description

This deceptively spacious FIRST AND SECOND FLOOR MAISONETTE is set within a popular residential area of Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee and surrounding Angus towns. The property has the benefit of gas central heating and double glazing with sash style windows and ornate cornicing features and comprises of a hallway, lounge, kitchen/dining room, family bathroom and three bedrooms set over two levels with a spiral staircase leading to mid landing. Outside to the rear, there is a mutual access path which leads to an exclusive private deck with seating and drying area.

## ACCOMMODATION:

Hallway, Lounge, Kitchen / Dining, Family Bathroom and three Bedrooms over two levels.

## HALLWAY:

Entry through front entrance door into a private fully carpeted and enclosed hallway with two storage cupboards, one housing a tumble dryer. Spiral staircase leading to mid landing with a large window overlooking the rear of the property.

## FIRST FLOOR LANDING:

Spiral staircase leading to first floor landing comprising of family bathroom, bedroom, lounge, dining / kitchen.

## FAMILY BATHROOM:

Approx. 6'9" x 5'4". Fully tiled with a three piece white suite. Shower over the bath with glass screen. White towel mounted radiator. Moroccan style floor. Storage facilities.

## BEDROOM 1:

Approx. 10'9" x 10'1". Front facing window. Shelved alcove with storage below. Original sash style double glazed windows. Bright neutral decor with ornate cornice ceiling.

## LOUNGE:

Approx. 17'6" x 13'4". Period colour scheme with ornate cornice ceiling. Window overlooking front of the property. Feature fireplace with slate hearth and wood surround. Wood panelling around base of the window and with wooden flooring.

## DINING AREA:

Approx. 11'3" x 8'7". New pvc sash style window overlooking rear of the property with wood effect flooring and period colour scheme. Space for large fridge/freezer.

## KITCHEN AREA :

Approx. 8'3" x 5'9". Painted black wood effect units and work surface. Plumbed for an automatic washing machine. Base and wall storage units. Electric oven with gas hob and extractor hood above. New pvc sash style window overlooking the rear of the property.



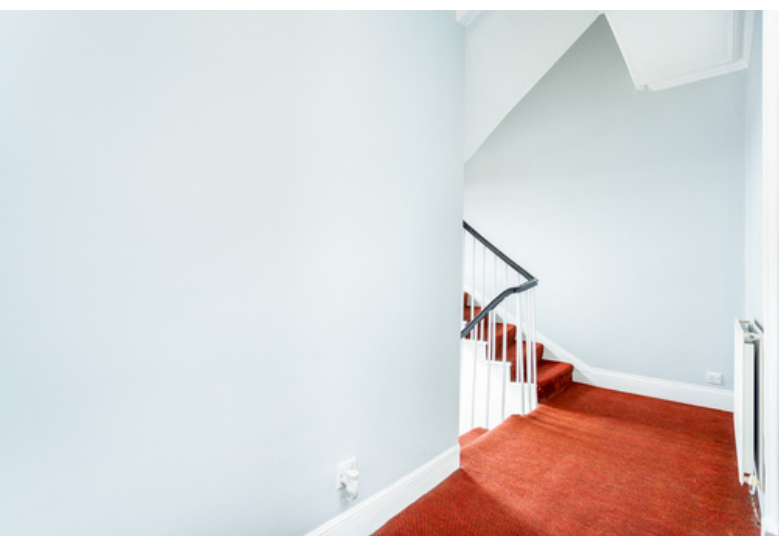


**SECOND FLOOR LANDING:**

Cupboards with louvre doors housing the boiler and with additional storage.

**BEDROOM 3/DRESSING ROOM:**

Approx. 11'8" x 10'. Double glazed windows overlooking front of the property with a further quirky side inlaid window providing natural daylight. Laminate flooring.

**MASTER BEDROOM:**

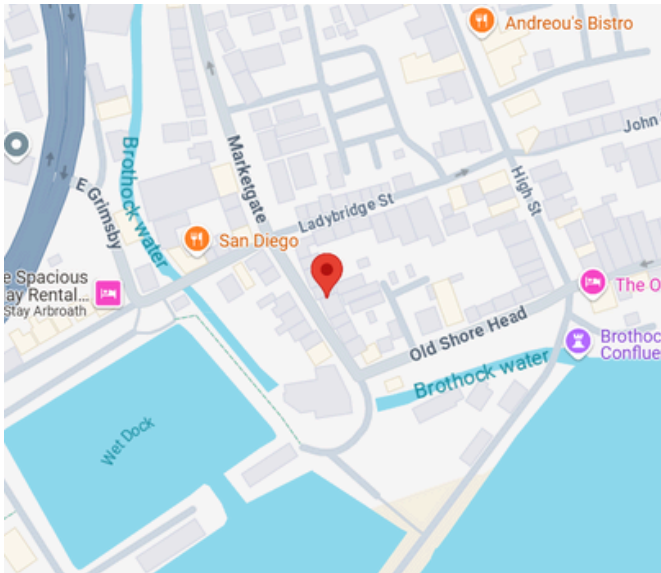
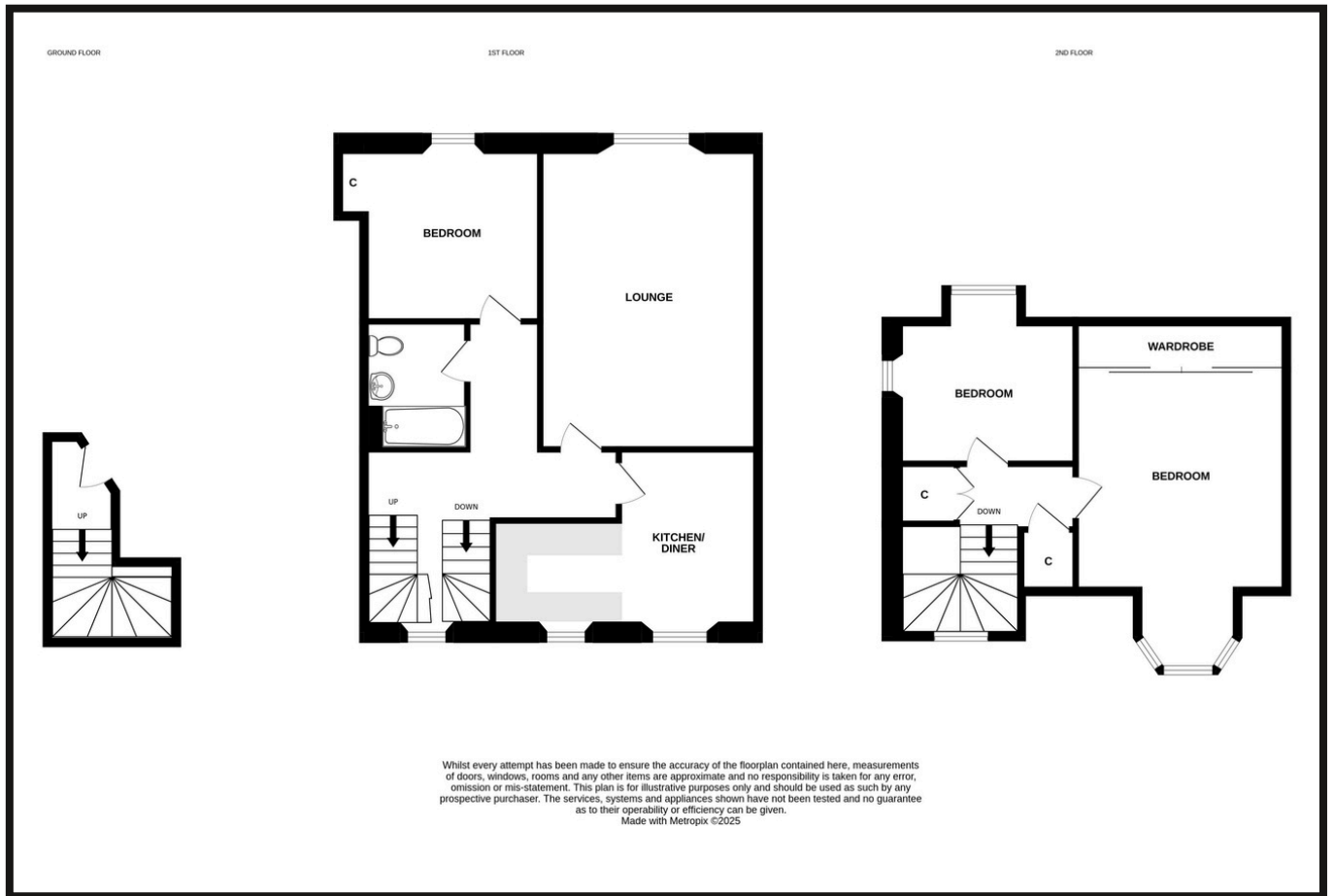
Approx. 13'5" x 12'10". Well presented with period colour scheme. Two sets of double wardrobes with sliding painted wooden doors. Downlights. Large bay window seating area with views over the rear of the property.

**OUTSIDE:**

Outside to the rear, there is a mutual access path which leads to an exclusive private deck with seating and drying area.



# 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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Yeoman**

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