



Solicitors & Estate Agents



**Development opportunity
Flat 2, Old Auchmithie Hotel,
Auchmithie, DD11 5SQ EPC- G**

Offers Over **£70,000**

Flat 2, Auchmithie, DD11 5SQ

Fantastic development opportunity for a 3 bedroomed upper flat with 3 storage rooms on the ground level along with amazing sea views

Overview

- Development opportunity
- On upper floor
- 3 Bedrooms
- lounge
- Kitchen
- Bathroom •
- Double Glazing
- Amazing panoramic views
- On ground floor
- 3 Storage rooms
- Small Courtyard
- Allocated parking space



In need of upgrading throughout, this is a fantastic opportunity to purchase a project property with amazing sea views.



In need of upgrading with loads of potential, this property is a 3 bedroomed upper flat in what was previously the Auchmithie Hotel. The rooms are spacious and well planned out with the lounge and 2 of the bedrooms looking over to the sea. This property has a good sized lounge which sits next to the fitted kitchen and there is ample storage. There are 3 double bedrooms, one of which has an en-suite and a further family bathroom. This property is double glazed throughout. On the ground level there are 3 good sized storage rooms currently being used for storage and are ripe for renovation.



Extras

There are white goods in the kitchen which are included in the sale.

Under the flat and on the ground floor are 3 large rooms with plumbing currently being used for storage, however there is potential for expansion here.

Exterior

There is a small courtyard which gives access to the staircase leading to the property. There is an allocated parking space.

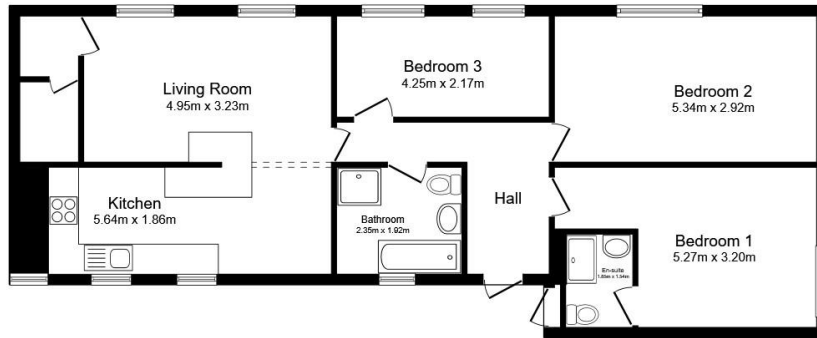
Flat 2 is the property with the flat roof in the main image



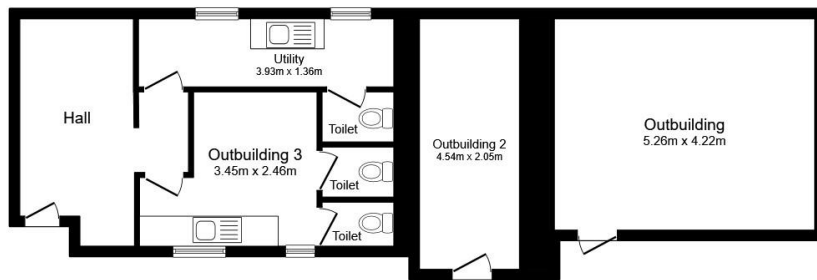
Directions

From our offices in St David Street, Brechin, follow signs to Arbroath. At Colliston turn left and onto St Vigeans Brae, turn left onto A92 then at roundabout take 2nd exit for Bearfaulds Road. Turn left and head towards Kirkbank. Follow sign to Auchmithie. This property sits on the right hand side as indicated by our forsale sign.

What3words
Blotting.videos.curry



Floor Plan
Floor area 87.6 m²



Outbuilding
Floor area 70.9 m²

TOTAL: 158.5 m²

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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