

# Connelly Yeoman

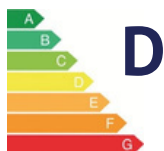


**29B GUTHRIE PORT, ARBROATH, DD11 1RW**

**TOP FLOOR  
MAISONETTE**



- Set within a central area close to popular schools and shops
- A well presented family home of generous proportions with fresh neutral décor
- Recently modernised kitchen and bathroom and recently installed central heating boiler
- A mutual outside garden space and private storage cupboard



OFFERS OVER  
**£99,500**

# Property Description

This recently renovated TOP FLOOR MAISONETTE must be viewed to appreciate the bright, generous accommodation on offer. Set within an ideal central location, close to all local amenities, schools and services this spacious property has the benefit of a recently installed gas central heating boiler and double glazing, there is a spacious lounge, recently modernised kitchen and bathroom and 3 generous bedrooms. The front entry has a private storage area which is plumbed and could be used as a utility room and there is a mutual garden area. Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools and two sports centres. The A92 gives an easy commute to Dundee and local Angus towns.

**ACCOMMODATION:**  
**LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, MUTUAL GARDEN SPACE**

**INTERNAL HALLWAY:**  
Cupboard housing the electric meter, radiator and under stairs storage.

**LOUNGE:**  
Approx. 13'9. x 16'2. This front facing room has a shelved alcove, radiator and wall mounted TV point.

**KITCHEN:**  
Approx. 8'6. x 13'4. Front facing newly fitted kitchen with modern base and wall units, work surfaces incorporating coloured sink and mixer tap. stainless steel electric oven, hob and extractor. Plumbed for a dishwasher which is included. Radiator.

**BEDROOM 1:**  
Approx. 15'4 x 15'4. Rear facing with shelved alcove with storage, radiator and wall mounted TV point.



**UPPER HALLWAY:**

Staircase leading to the top floor where there is a shelved storage cupboard housing the boiler and access to 2 bedrooms and the bathroom.

**BEDROOM 2:**

Approx. 11' x 21.2' Front facing with double shelved and hanging wardrobe with sliding doors, radiator and wall mounted TV point.

**BEDROOM 3:**

Approx. 11' x 18'. Front facing with access hatch leading into a partly floored loft. Radiator.

**FAMILY BATHROOM:**

Approx. 7'6 x 6'9. This recently refurbished rear facing room has a vanity unit incorporating a wash hand basin, WC, bath with an over the bath shower with hand held attachments. Finished in wet wall, Parador ceiling, heated towel rail and mirror with lights.

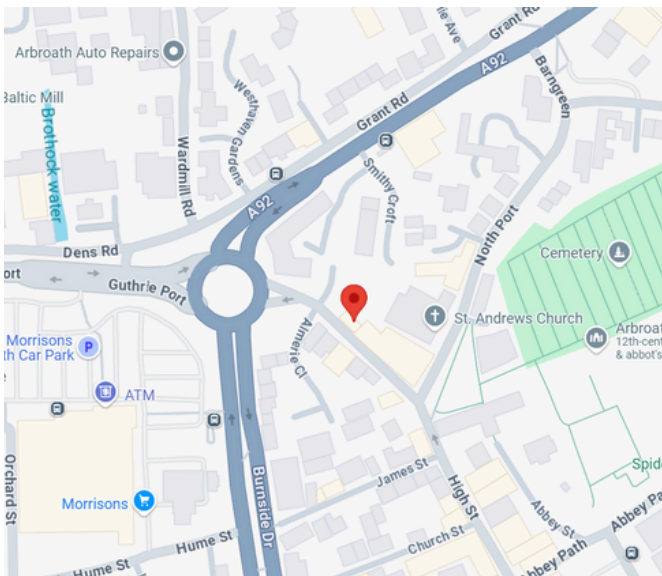


# Property Professionals

SECOND FLOOR  
46.7 sq.m. approx.



TOP FLOOR  
37.4 sq.m. approx.



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Connelly  
Yeoman

tspc

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