



**CB**

**3A WEST GRIMSBY, ARBROATH, DD11 1PF**  
**OFFERS OVER: £90,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Shower Room. Upper Level: Three Bedrooms.**

This is a spacious FIRST FLOOR THREE BEDROOM UPPER MAISONETTE which is situated in a popular area of Arbroath. The property is close to all local amenities including shops, schools and a main bus route. The property has been recently refurbished and offers excellent accommodation on two levels. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

### ENTRANCE: -

A hardwood door gives access to the entrance hall. There is a carpeted stairway giving access to the upper floor accommodation. Built-in under stair storage cupboard. Carpet. Radiator.

### LOUNGE: -

Approximately 14'15" x 14'12". This is a good-sized room with two large double-glazed windows offering a pleasant outlook towards the front of the property. Carpet. Two radiators.

### KITCHEN/DINING ROOM: -

Approximately 16'8" x 9'3". The kitchen has wall and flooring standing units with contrasting work tops and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with stainless steel extractor hood above and electric oven below. There is space for white meter appliances. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

### SHOWER ROOM: -

The shower room comprises a W.C., wash hand basin and a shower enclosure with electric 'Triton' shower. Attractive wet wall splashback. Vanity mirror. Vinyl flooring. Towel radiator.

### UPPER FLOOR: -

The upper landing is carpeted and has a built-in storage cupboard.

### BEDROOM ONE: -

Approximately 18'9" x 10'11". This is a good-sized room with bay style double glazed windows offering pleasant outlook towards the front of the property. Carpet. Radiator.

### BEDROOM 2: -

Approximately 13'3" x 6'7". There is a double-glazed window offering outlook towards the front of the property. Carpet. Radiator.

### BEDROOM 3: -

Approximately 13'4" x 9'8". There is a double-glazed window offering outlook towards the side of the property. Carpet. Radiator.





**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm

FLOOR PLAN: -



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206392)



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.