



CB

3C WEST GRIMSBY, ARBROATH, DD11 1PF  
OFFERS OVER: £75,000

CAMPBELL  
BOATH

*Solicitors & Estate Agents*

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MEMBER



## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bathroom, Two Bedrooms.**

This is a spacious FIRST FLOOR TWO 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 17'6" x 13'11". This is a good-sized room with three large double-glazed windows offering a pleasant outlook towards the front of the property. Carpet. Two radiators.

### **KITCHEN: -**

Approximately 11'11" x 7'6". 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. Built-in cupboard housing boiler. Vinyl flooring. Radiator.

### **BEDROOM ONE: -**

Approximately 10'11" x 9'0". This is a good-sized room with double glazed window offering pleasant outlook towards the side of the property. Carpet. Radiator.

### **BATHROOM: -**

The bathroom comprises a white three-piece suite, W.C., wash hand basin and a bath with electric 'Triton' shower above. Attractive wet wall splashback. Vinyl flooring. Radiator.

### **UPPER FLOOR: -**

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

### **BEDROOM 2: -**

Approximately 18'9" x 13'5". This is a good size bedroom with bay style double-glazed windows offering outlook towards the front 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 © (ID1206390)

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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.

