

# Connelly Yeoman



**34 WEST NEWGATE  
ARBROATH DD11 1BY**

**GROUND FLOOR  
APARTMENT**



- Spacious Ground Floor Apartment forming part of larger end terraced building
  - An immaculately presented property offering generous room sizes
- Gas Fired CH & DG, Decorated in modern neutral colours, original features retained
  - A secluded shared and well kept rear garden area with storage Outhouse



OFFERS OVER  
**£135,000**

# Property Description

This spacious and very well presented GROUND FLOOR APARTMENT forms the lower ground floor of a larger building and is ideally located in a very popular and sought after area of the town, within easy reach of most central amenities and services, including local shops, a great selection of national supermarkets, local cafes, and takeaways, public houses, Angus College campus, and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers deceptively spacious accommodation all at ground floor level and benefits from Gas fired central heating and Double glazing. Many of the original features have been retained, including high ceilings giving a feeling of true space and ornate ceiling cornice, all complimented by neutral decor and neutral carpeting throughout. Externally, the well kept rear garden is shared between this Apartment and one other property upstairs. There are a couple of Outhouses for external storage, lawn area with borders of shrubs and flowers. Small patio area at the rear of Bedroom 2. All in all a lovely quiet retreat, enjoying seclusion and privacy, yet within minutes of central amenities.

**ACCOMMODATION COMPRISING:** VESTIBULE & INNER HALLWAY, BEDROOM 1, LOUNGE, SHOWER ROOM, BEDROOM 2, DINING KITCHEN, REAR VESTIBULE/UTILITY AREA.

**VESTIBULE & INNER HALLWAY:** Entering from the front of the building, into the small ornamental garden area, step up and through the original wooden double opening doors into the Vestibule, with a double glazed entrance door that leads through into the Apartment.

**HALLWAY:** A welcoming Hallway, with high ceilings and ornate plasterwork, finials, etc. Large built-in storage cupboard with shelving. The first room off the Hallway is the main Bedroom.

**BEDROOM 1:** Approx. 12'9 x 9'3. A spacious double Bedroom, with a front-facing window. Retained features including ceiling cornice and high ceilings. Neutral decor and neutral fitted carpeting. CH Radiator.

**LOUNGE:** Approx. 18'2 (into the bay window) x 13'4. This is a truly splendid Lounge, with a front-facing bay window, ornate ceiling corning and centre rose, original panelling at the bay window and there is an arched alcove with storage below. Neutral decor and fitted carpeting. Focal point wooden fireplace, cream coloured mantle and hearth incorporating an artificial log burner stove. CH Radiator.

**SHOWER ROOM:** Approx. 9'7 x 5'. A modern and well appointed Shower Room with a walk-in shower enclosure with wet wall panel finish (in a white sparkle effect finish). Comprising a two piece white bathroom suite, with white high-gloss vanity units around the cistern and underneath the wash-hand basin. Shelved area with slate effect finish. Wall mounted wall mirror. CH Radiator. Extractor fan. Tiled-effect flooring.



**BEDROOM 2:** Approx. 11'4 x 9'9. Another good-sized Bedroom, with a large rear-facing window overlooking the shared rear garden area. Built-in storage wardrobe. CH Radiator.

**DINING KITCHEN:** Approx. 15' x 13'2. In the Dining Kitchen there is a built-in dining table which seats 4 chairs easily. A large rear-facing window. Ample storage units in the Kitchen area, base and wall mounted with a wood worktop surface. White good are included in the sale, Automatic Washing Machine, built-in Cooker with extractor hood above. Space for a free-standing fridge/freezer. All in all a great space.

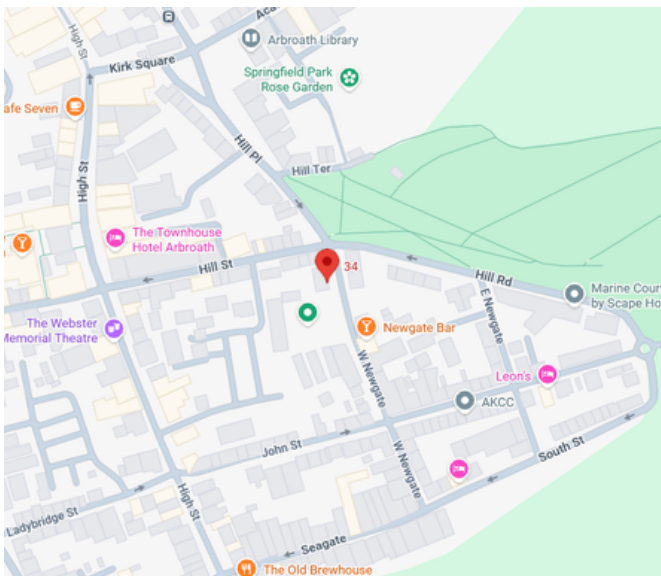
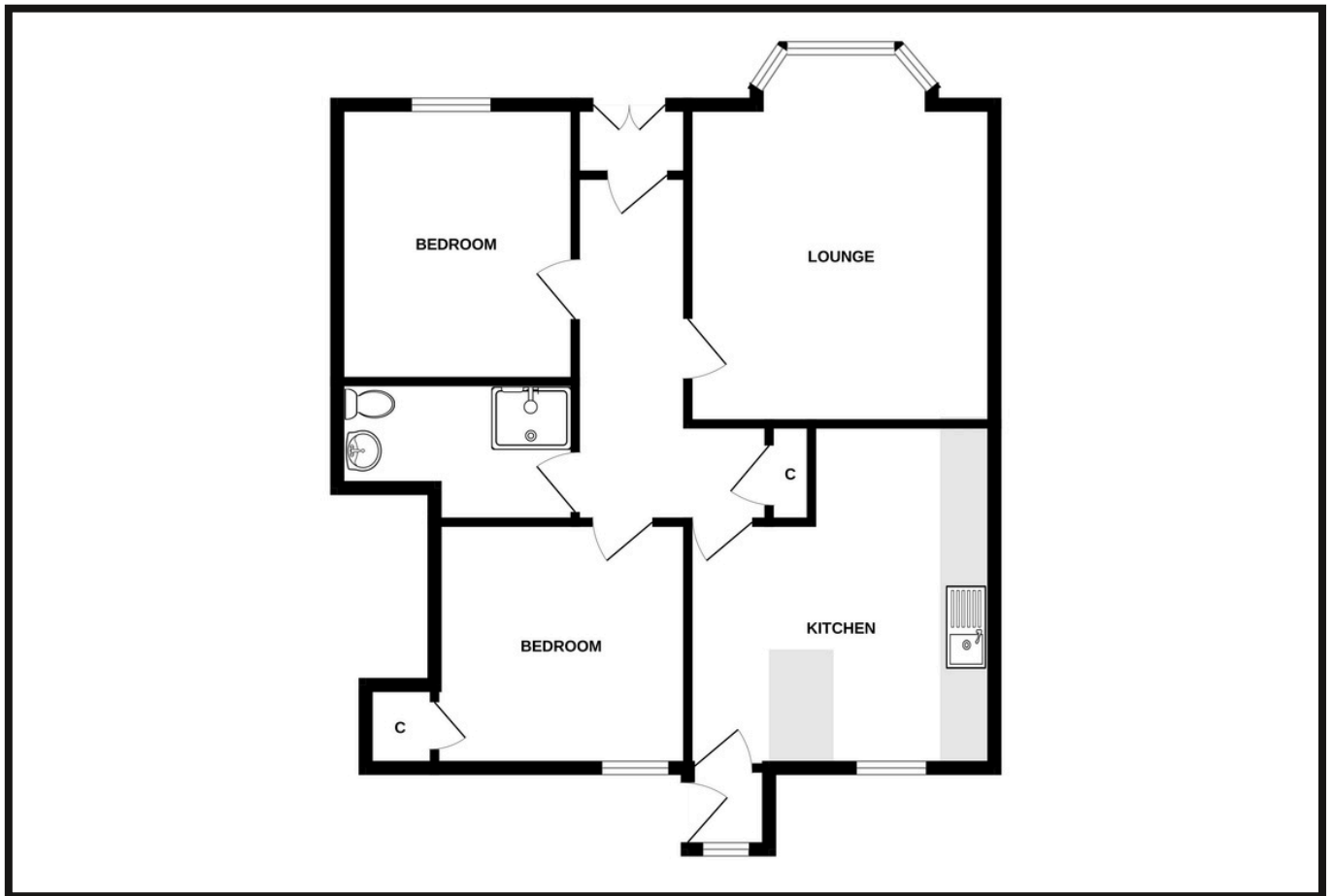
Access through into the Rear Vestibule/Utility area.

**REAR VESTIBULE/UTILITY AREA:** Approx. 5'4 x 4'1 with external door out to the garden area. The gas fired central heating boiler is housed in this area, there is a rear window and some built-in storage and shelving. Space for further white goods.

**EXTERNALLY:** The well kept rear garden is shared between this Apartment and one other property upstairs. There are a couple of Outhouses for external storage, lawn area with borders of shrubs and flowers. Small patio area at the rear of Bedroom 2. A lovely quiet retreat, enjoying seclusion and privacy, yet within minutes of central amenities.



# 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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