

Connelly Yeoman



**23 STONEYCROFT LANE
ARBROATH DD11 1PY**

**2 BEDROOM
MAISONETTE PROPERTY**



- Spacious Second & Third Floor Maisonette property
- Located in a popular residential area close the seafront areas and central amenities
 - Electric Heating and Double Glazing, fine views over to the seafront area
 - Mutual Drying and Bin Storage areas



OFFERS OVER
£65,000

Property Description

This well presented, bright and airy two bedroom **SECOND & THIRD FLOOR MAISONNETTE** property forms part of a well maintained building of similar flatted properties which is ideally situated within a popular residential area, located just a short distance to the seafront and marina areas of Arbroath and within easy reach of the town centre amenities and services. The property provides well proportioned accommodation over two floors, with super views over the seafront of Arbroath, and benefits from Electric Heating and Double glazing. Externally, there is a mutual drying and bin storage area to the rear of the building. Overall, an ideal buy for First Time Buyers or an investment buy.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, KITCHEN, LOUNGE; **UPPER FLOOR:-** SHOWER ROOM, 2 BEDROOMS, BOXROOM.

ENTRANCE HALLWAY: Double glazed entrance door into the Hallway, which has a large built-in storage cupboard, ideal for coats, shoes, etc. Staircase with wood balustrade leading to the upper floor.

KITCHEN: Approx. 12'10 x 8'8. A well proportioned Kitchen, which is fitted with a range of base and wall mounted storage units, work surfaces, tiled splashbacks and stainless steel sink. Built-in Double Ovens, Electric Hob; space for a fridge/freezer; space for further white goods; serving hatch into the Lounge; a large window to the side looks over the rooftops.

LOUNGE: Approx. 22'7 x 11'5. A bright, good sized Lounge which has ample space for furniture settings, including a dining option and which has with double aspect windows - a large front-facing picture window offering fine views out towards the seafront area and a further rear window, making for a lovely bright and airy room.



UPPER FLOOR:- Staircase with wood balustrade leading to the upper floor landing area which has a window allowing for lots of natural light onto the upper landing; large, built-in storage cupboard housing the hot water tank; the first room is the Bathroom and there are two Bedrooms. Ceiling hatch access into the loft space which is fully insulated.

SHOWER ROOM: Approx. 11'7 x 5'5'. Fully tiled walls and comprising a coloured two piece bathroom suite, WC., and wash-hand basin, and a corner shower cubicle; tiled-effect flooring; wood lined ceiling with an extractor fan; opaque glazed window.

BEDROOM 2: Approx. 11'11 x 9'6. A bright and spacious Bedroom, with a side/rear-facing window offering rooftop views.

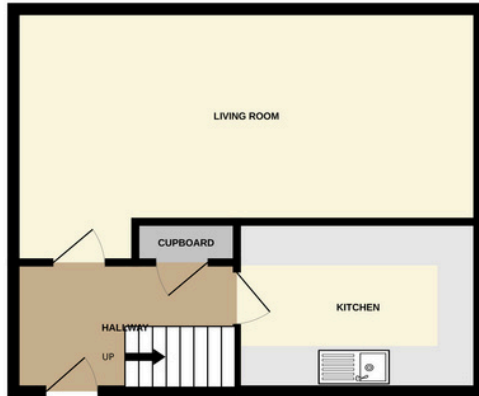
BEDROOM 1: Approx. 11'10 x 10'5. Another bright and spacious Bedroom, with a high-level window offering fine views over to the sea.

BOXROOM: Approx. 7'6 x 6'6 ideal as a study/home office or for storage.

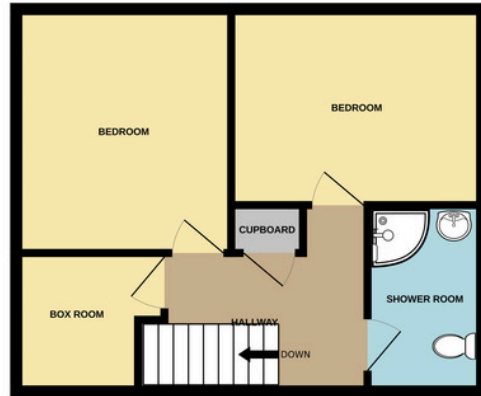


Property Professionals

SECOND FLOOR



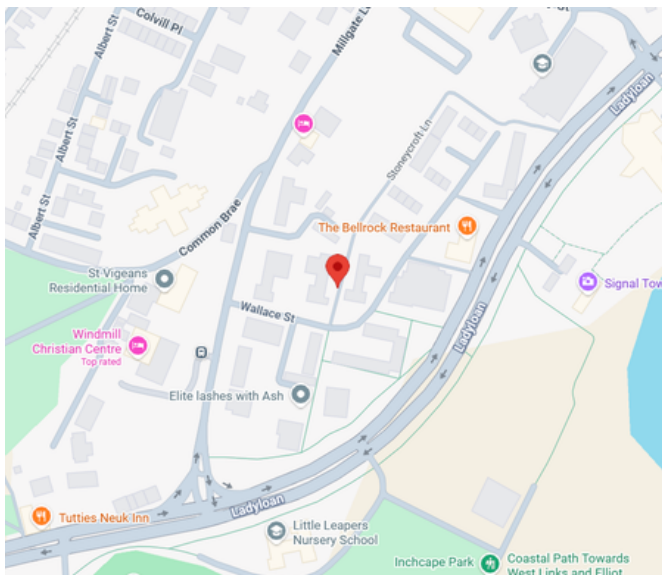
THIRD FLOOR



TOTAL FLOOR AREA ; 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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