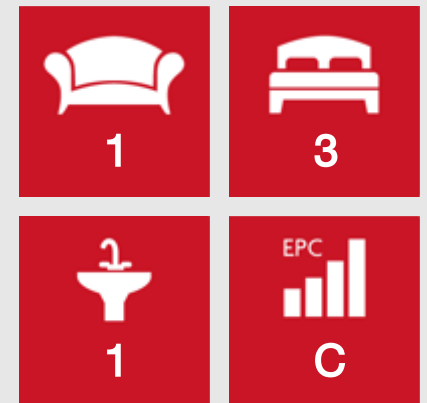




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2d Gayfield, Arbroath, Angus  
DD11 1QJ







## Summary

Second-floor apartment which boasts panoramic sea views and offers spacious accommodation which comprises: entrance vestibule, hallway, bright lounge, open plan kitchen/dining, fully tiled bathroom with four-piece suite and three bedrooms the master benefitting from integrated storage. Practical attributes include double glazing and gas central heating. Kitchen appliances including washing machine and fridge freezer are included within the sale price. Externally there is a drying area and outside store.

## Features

- Second Floor Apartment
- Popular Residential Area
- Sea Views
- Lounge
- Kitchen/Dining
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Council Tax Band B

## Room Measurements

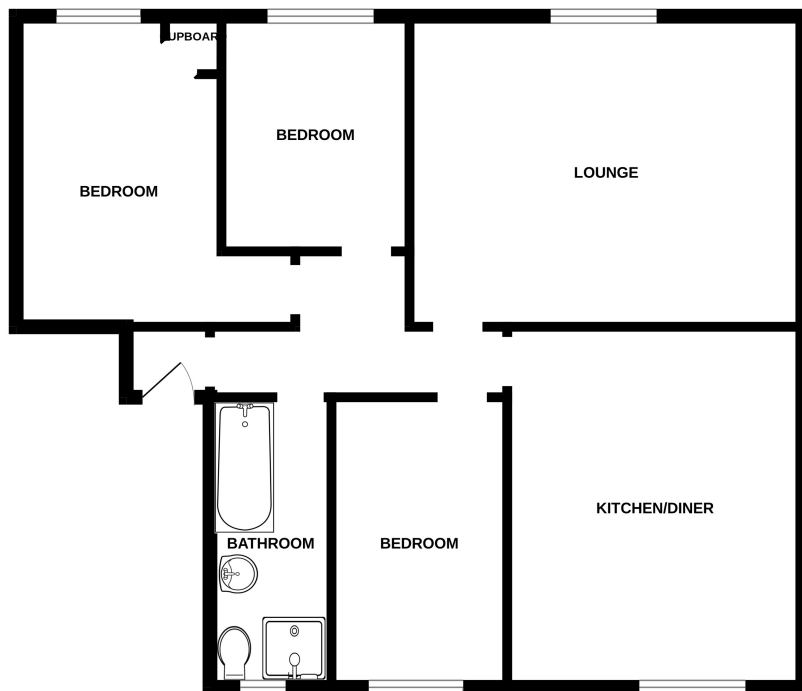
Lounge: 16'0" x 13'9" (4.88m x 4.19m)  
 Kitchen/Dining: 16'9" x 12'1" (5.11m x 3.68m)  
 Bedroom: 14'1" x 8'2" (4.29m x 2.49m)  
 Bedroom: 12'9" x 7'1" (3.89m x 2.16m)  
 Bedroom: 10'6" x 7'6" (3.20m x 2.29m)  
 Bathroom: 12'8" x 4'9" (3.86m x 1.45m)





# Floorplan

## SECOND FLOOR



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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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