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2 Corries Court

LARGO STREET, ARBROATH, ANGUS, DD11 5ET

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Arbroath lies fifteen miles to the northeast of Dundee. The attractive historic harbour remains in action today and long sandy beaches and stunning sandstone cliffs stretch out on either side of the town. Demand for rental properties is at a good level. This property is located approximately an eight-minute drive to the town centre and all amenities on offer. Arbroath is only a short drive from the other Angus towns of Montrose, Forfar, Kirriemuir and Carnoustie.

The A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has its own railway station. Arbroath, which lies on the northeast coast is a charming town steeped in history, the large sandstone Abbey standing central to the town is the place where the Declaration of Arbroath was signed. The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage. Fishing is still a very important industry and the town is renowned for the Arbroath Smokie.

Ideal first time purchase or investment property, a little TLC is required. Good rental income offering in the region of 14% yield gross is available for the investor.

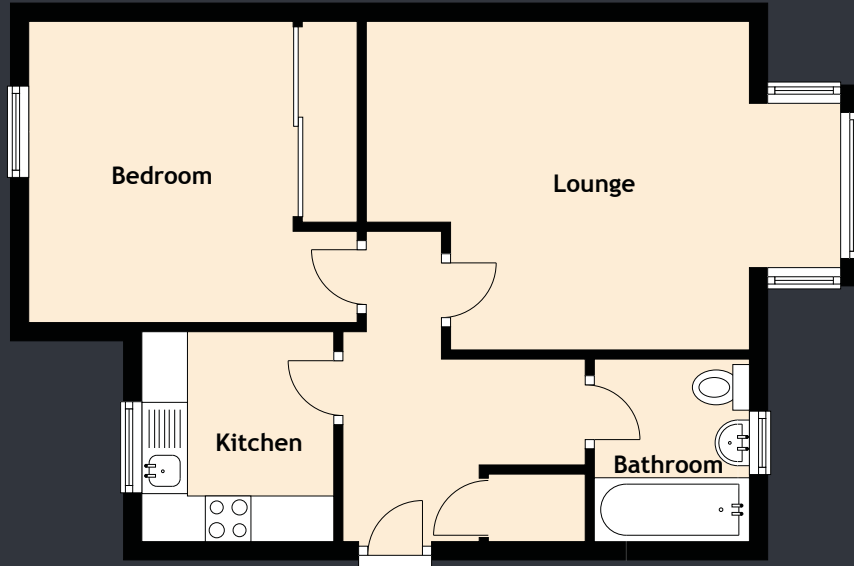
Offering excellent value for money, this ground floor flat offers spacious accommodation. The entrance hallway, with a large storage cupboard, offers access to all apartments. The lounge is front facing with a window flooding the room with natural light. The kitchen, bathroom and one double bedroom complete the accommodation.

Externally there are gardens to the rear and ample parking to the front.



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.60m (11'10")
Kitchen	2.30m (7'7") x 2.10m (6'11")
Bedroom	3.60m (11'10") x 3.30m (10'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 43m² | EPC Rating: D

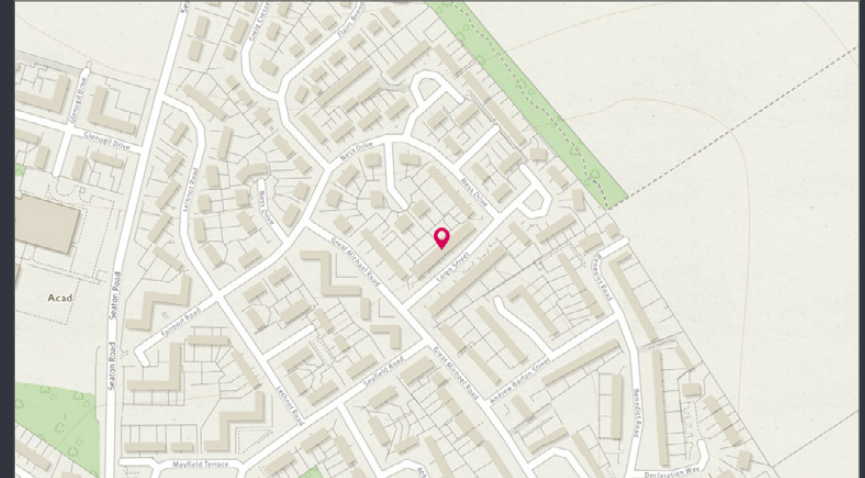


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Text and description
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